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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032681

2015 MAY 28 PM 1:33

WARRANTY DEED MICHAEL B. BROWN
RECORDER

TAX: I.D. NO. 45-10-12-452-023.000-034

THIS INDENTURE WITNESSETH, That DAVID M. DZIUBCZYNSKI, (GRANTOR), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to DOROTHY V. GREENE AND PATRICIA A. ZEGACZEWSKI, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTEES), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

SEE LEGAL DESCRIPTION ON EXHIBIT 'A' ATTACHED HERETO

COMMONLY KNOWN AS: 1911 CHURCH STREET, DYER, IN 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2014 TAXES PAYABLE 2015, 2015 TAXES PAYABLE 2016, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 20 day of May 2015

DAVID M. DZIUBCZYNSKI
This Document is the property of the Lake County Recorder!

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of May, 2015, personally appeared: DAVID M. DZIUBCZYNSKI, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/9/17
Resident of Lake County
Public

Signature: [Signature]
Printed: Elizabeth R. Kinzie, Notary

STATE OF _____
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 20____, personally appeared: _____ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____
Resident of _____ County

Signature _____
Printed _____, Notary Public

This instrument prepared by: PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 1911 CHURCH STREET, DYER, IN 46311
SEND TAX BILLS TO: GRANTEE

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 26 2015

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law.

Signature of Preparer: [Signature]

Printed Name of Preparer: Elizabeth Kinzie 20624

COMMUNITY TITLE COMPANY
FILE NO 157636

#18
CM
C

EXHIBIT 'A'

TAX: I.D. NO. 45-10-12-452-023.000-034

DZIUBCZYNSKI/GREENE AND ZEGACZEWSKI LEGAL DESCRIPTION

PART OF LOT 4 IN EDGEBROOK ESTATES, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 4 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 4; THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT, 96.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 04 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT, 53.10 FEET TO A POINT ON THE CURVED RIGHT-OF-WAY LINE OF CHURCH STREET; THENCE EASTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 35.0 FEET, AN ARC DISTANCE OF 10.58 FEET; THENCE NORTHERLY ON A LINE RADIAL FROM SAID CURVED RIGHT-OF-WAY LINE, 20.0 FEET TO A LINE WHICH IS PARALLEL TO AND 39.17 FEET SOUTHERLY (BY RIGHT ANGLES) FROM THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 91.98 FEET TO A POINT ON THE CURVED EASTERLY LINE OF SAID LOT 4; THENCE NORTHERLY ALONG THE SAID CURVED EASTERLY LINE, BEING A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,942.62 FEET, AN ARC DISTANCE OF 39.30 FEET TO THE PLACE OF BEGINNING.

