

7

2015 065492

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 SEP 22 PM 3:14

Property Number:
45-15-28-455-007.000-014

MICHAEL B. BROWN
RECORDER
Tax Mailing Address:
10405 Irongate Court
Cedar Lake, IN 46303

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Caitlyn R. McDonald**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants** to **Jessica Ballard, an unmarried woman**, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Part of Lot 196 in Centennial Subdivision, Phase 2, as per plat thereof, recorded in Plat Book 103 page 87, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 196 is described as follows: commencing at the Easterly-most corner of said Lot 196; thence South 52 degrees 27 minutes 03 seconds West, along the Southeasterly line of said Lot, 82.88 feet to the true point of beginning hereof; thence continuing South 52 degrees 27 minutes 03 seconds West, 22.00 feet; thence North 37 degrees 32 minutes 57 seconds West, 85.50 feet to the Northwesterly line of said Lot; thence North 52 degrees 27 minutes 03 seconds East, along said Northeasterly line, 22.00 feet; thence South 37 degrees 32 minutes 57 seconds East, 85.50 feet to the point of the beginning

Commonly known as: 10405 Irongate Court
Dyer, Indiana 46311

SUBJECT TO the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate, roads and highways, streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2014 payable in 2015 and thereafter.

IN WITNESS WHEREOF, Caitlyn R. McDonald has executed this **WARRANTY DEED** on this 4th day of September, 2015.

HOLD FOR GREATER INDIANA TITLE COMPANY
IN000526

Caitlyn R. McDonald
Caitlyn R. McDonald
SEAL
RECORDER OF LAKE COUNTY, INDIANA

(Warranty Deed - 10405 Irongate Court - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 22 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

015595

18.
ck - 012760
DM



State of Indiana)
) SS:
County of Lake)

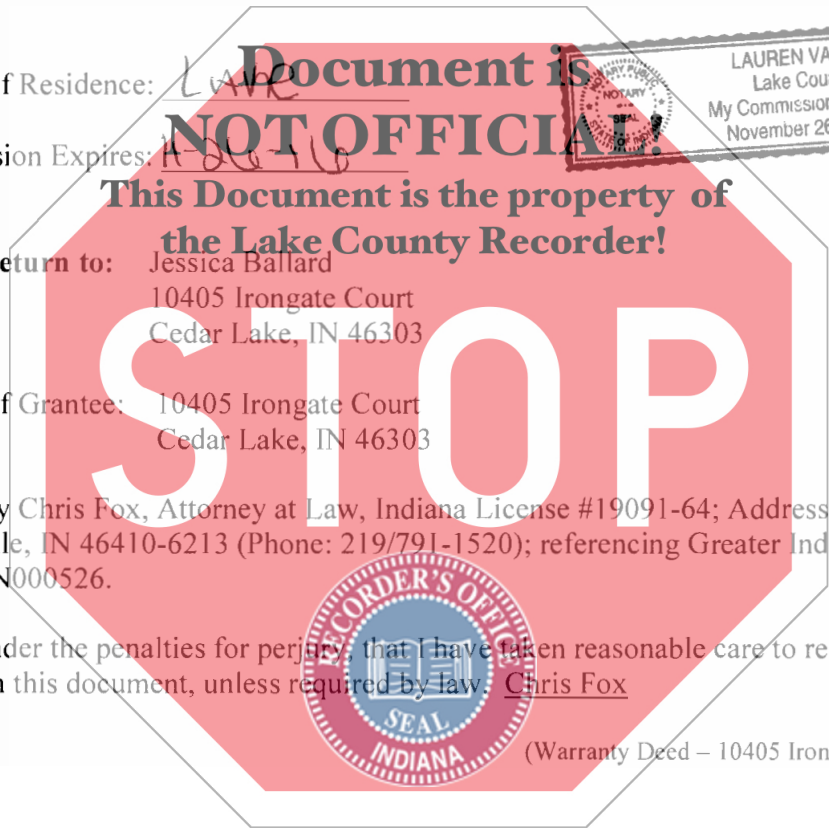
Before me, the undersigned Notary Public in and for said County and State, personally appeared Caitlyn R. McDonald, and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 4th day of September, 2015.

Notary's Signature: Lauren Vantil

Notary's Printed Name: Lauren Vantil

Notary's County of Residence: Lake
Notary's Commission Expires: 11-26-2016



After recording return to: Jessica Ballard
10405 Irongate Court
Cedar Lake, IN 46303

Mailing Address of Grantee: 10405 Irongate Court
Cedar Lake, IN 46303

Prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN000526.

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. Chris Fox