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2015 088261

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 DEC 30 PM 12:04

MICHAEL B. BROWN  
RECORDER

**LIMITED WARRANTY DEED**

This indenture witnesseth that **KATHLEEN MAJCHER, GERALD KNAGA and KENNETH E. KNAGA, Joint Tenants with Rights of Survivorship**, of Lake County, Indiana, convey and warrant to **SUE M. FRONEK**, of Lake County, Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Unit 8-2 in Waterford Final Phase Amended Plat, in the City of Crown Point, as per plat thereof recorded March 22, 1991 in Plat Book 70, page 13 in the Office of the Recorder of Lake County, Indiana, together with a certain access easement for ingress and egress designated as E 8-2 on the recorded Plat of said Subdivision.

Commonly known as 836 Pheasant Drive, Crown Point, IN 46307  
Parcel ID No. 45-16-06-427-011.000-042

Subject To: All unpaid real estate taxes, solid waste, conservancy district, Clean Water Act fees, storm water fees, Little Cal River Drain/Ditch Assessment Fees and assessments for 2015 payable in 2016, and for all real estate taxes, storm water fees, solid waste, conservancy district, Clean Water Act fees, storm water fees, Little Cal River Drain/Ditch Assessment Fees and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, rights-of-ways of record, legal ditches and drains and all rights therein.

Subject To: Special Assessments/sewer usage charges, if any, levied by the City/Town of Crown Point.

Subject To: Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas, and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

Subject To: Grantors limit the warranties contained in this Deed to the acts of the Grantors only.

Grantee's Address and  
Mail Tax Bills To: Sue M. Fronck  
836 Pheasant Drive  
Crown Point, IN 46307

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 21st day of December, 2015.

*Kathleen Majcher*  
KATHLEEN MAJCHER

*Gerald F Knaga*  
GERALD KNAGA

*Kenneth E Knaga*  
KENNETH E. KNAGA

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR MERIDIAN TITLE CORP DEC 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

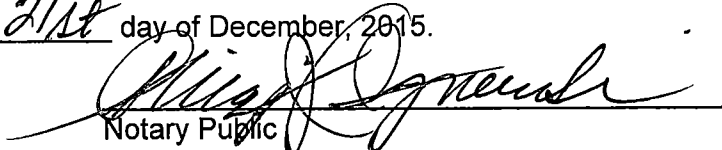
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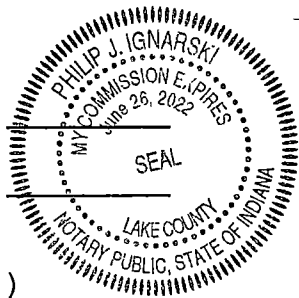
23802

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared **Kathleen Knaga and Kenneth E. Knaga** who acknowledged the execution of the foregoing Deed.

**WITNESS** my hand and Notarial Seal this 21st day of December, 2015.

  
Notary Public  
Printed Name: \_\_\_\_\_



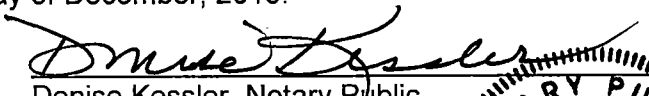
My Commission Expires:

County of Residence:

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared **Gerald Knaga** who acknowledged the execution of the foregoing Deed.

**WITNESS** my hand and Notarial Seal this 17th day of December, 2015.

  
Denise Kessler, Notary Public



My Commission Expires: June 25, 2016

County of Residence: Porter

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.

/s/ Richard E. Anderson \_\_\_\_\_

This instrument prepared by: Richard E. Anderson, #2408-45  
Anderson & Anderson, P.C.  
9211 Broadway, Merrillville, IN 46410  
(219) 769-1892