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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 001499

2016 JAN 11 PM 4:01

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT:

David Pederson also known as David J. Pederson of Lake County in the State of Indiana.

CONVEYS AND WARRANTS TO

Maestro Enterprises, Inc. of Lake County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

"SEE ATTACHED FOR LEGAL DESCRIPTION"

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said David Pederson also known as David J. Pederson has hereunto set his hand and seal, this 8th day of January, 2016.

*David Pederson*

David Pederson also known as David J. Pederson (Seal)

STATE OF INDIANA )

COUNTY OF LAKE )

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of January, 2016 personally appeared

David Pederson also known as David J. Pederson

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:

9-20-17



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 11 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

MAIL TAX BILLS: Maestro Enterprises, Inc.

9219 Indianapolis Blvd Suite B-104, Highland, IN 46322

TAX KEY NO(S): 45-10-25-376-013.000-032; 45-10-25-376-014.000-032;

45-10-25-376-012.000-032  
GRANTEE(S) ADDRESS: 9219 Indianapolis Blvd, Suite B-104, Highland, IN 46322

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff #5575-56, Attorney at Law,  
325 N. Main Street, Crown Point, IN 46307  
(219) 662-2977

File No. 2015-56894-02

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.

*Andrea Armstead*  
Andrea Armstead

010254

Return to  
INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *SA*

itnck  
#24434  
1800  
ME

**LEGAL DESCRIPTION**

Part of the South half of the Southwest Quarter of Section 25, Township 35 North, Range 10 West of the 2nd P.M., commencing at the Northeast corner of said South Half of the Southwest Quarter and running thence South 104 feet, thence West 220 feet, thence North 104 feet to the North line of said Tract, thence East 220 feet to the point of beginning.

Commonly known as 9100 Sheffield, Dyer, IN 46311

Part of the South 1/2 of the Southwest 1/4 of Section 25, Township 35 North, Range 10 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows:

Beginning at the Northeast corner of said tract; thence South 251.35 feet; thence West 519.915 feet; thence North 251.35 feet to the North line of said tract; thence East 519.915 feet to the point of beginning; except the West 74.915 feet thereof and except the East 220 feet of the North 104 feet thereof.

Commonly known as 9102 Sheffield Avenue, Dyer, IN 46311

Part of the South 1/2 of the Southwest 1/4 of Section 25, Township 35 North, Range 10 West of the 2nd Principal Meridian, commencing at the Southeast corner of the North 1/2 of the Southwest 1/4 of said Section 25, thence West a distance of 445.0 feet along the center line of a public road to the point of beginning, thence South a distance of 251.35 feet to a point 445.0 feet West of the East line of the Southwest 1/4 of said Section 25, thence West a distance of 74.915 feet, thence North to the center line of a public road a distance of 251.35 feet, thence East a distance of 74.815 feet to the point of beginning in Lake County, Indiana.

Commonly known as 15321 W. 91st Avenue, Dyer, IN 46311

