

2016 014624

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MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-10-13-329-002.000-034

THIS INDENTURE WITNESSETH, That DANIEL R. DERKS AND MARILYN DERKS, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to ELIAS M. LITOS, of LAKE County in the State of INDIANA, (GRANTEE), 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:

LOT 4, IN HIDDEN KNOLL, AN ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA .

Commonly known as: 2645 HILLCREST DRIVE, DYER, IN 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 4th day of March, 2016
Daniel R. Derks
DANIEL R. DERKS
Marilyn Derks
MARILYN DERKS

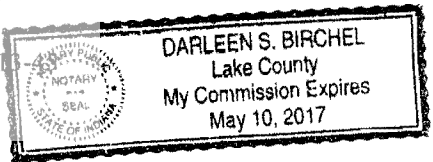


STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of March, 2016 personally appeared: DANIEL R. DERKS AND MARILYN DERKS, HUSBAND AND WIFE, 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: 5-10-17 Signature Darleen S. Birchel
Resident of Lake County Printed Darleen S. Birchel, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 278
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 2645 HILLCREST DRIVE, DYER, IN 46311
SEND TAX BILLS TO: GRANTEE

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.

Darleen S. Birchel
Signature of Preparer
Darleen S. Birchel
Printed Name of Preparer

LAKE COUNTY RECORDERS OFFICE
169326

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 09 2016

001353

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$14.00
CM
JAS