

2016 039737

2016 JUN 28 AM 9: 12

WARRANTY DEED

MICHAEL S. BROWN RECORDER

THIS INDENTURE WITNESSETH, that

Sharon L Zykwa and Michael Zykwa, Husband and Wife, as Tenants by the Entirety, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Patricia C. Nixon, a single woman ("Grantee(s)"),

for the sum of Ten Dollars and zero cents (\$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:

Unit 29C in Building 7929 Tyler Circle, Sycamore Cove, a Horizontal Property Regime created by Declaration of Condominium recorded June 21, 1994 as Document Nor 94,045542 as per plat thereof, recorded in Plat Book 76, page 70 and recreated by the amended and restated Declaration of Condominium recorded December 2, 1994 as Document No. 94081649 as per plat thereof, recorded in Plat Book 77, page 79 and further amended by the amendment to the amended and restated Declaration recorded January 27, 1995 as Document No. 95004892, and further amended by a second amendment to the amended and restated Declaration of Condominium recorded March 6, 1995 as Document No. 950121 35 as per plat thereof, recorded in Plat Book 78, page 10, together with an undivided interest in the common areas appertaining thereto.

Property Address: 7929 Tyler Cir Unit C, Merrillville, IN 46410

Tax ID #: 45-12-21-177-019.000-030

Subject to the following:

(a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;

(b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;

(c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and

(d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 23rd day of June, 2016.

Michael Zykwa

\$18,00

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

JUN 28 2016

V

JOHN E. PETALAS
LAKE COUNTY AUDITOR 23888

COUNTY OF, STATE OF INDIANA SS:
Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of June, 2016 personally appeared Sharon L Zykwa and Michael Zykwa, Husband and Wife, as Tenants by the Entirety, who acknowledged the execution of the foregoing Deed as their free and voluntary act.
My Commission Expires: Signed: County of: Printed:
MICHELLE O. EARLY Proc. State of Indiana Newton County Commission 1662 20 Commission 1662 20 Grands Sapri Sapr
Redaction Statement: affirm under penalties for perjury that thave taken reasonable ware to redact each Social Security number in this document, arises Contract by the cital calment.
This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN Grantee's & Mail tax bills to: 7929 Tyler Cir Unit C, Merrillville, IN 46410 Liberty Title File: T8V16001873