

2016 049794

2016 AUG -3 AM 9:29

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-11-34-104-006.000-035

ANA Theodore h. Karagias

THIS INDENTURE WITNESSETH, That THEODORE KARAGIAS, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to NEIL G. RIVERA, 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 3 IN RENAISSANCE SUBDIVISION-UNIT 1, AN ADDITION TO ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 9348 RENAISSANCE DRIVE, SAINT JOHN, IN 46373

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 7 day of July, 2016

*Theodore Karagias*  
THEODORE KARAGIAS

STATE OF INDIANA  
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of July, 2016 personally appeared: THEODORE KARAGIAS, and acknowledged to me the execution of the foregoing deed in business whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: Sep 19, 2018  
Resident of Lake County, Indiana  
Signature: Kelly R Wieser  
Printed: Kelly R Wieser, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45  
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: 9348 RENAISSANCE DRIVE, SAINT JOHN, IN 46373  
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.

*Matthew W. Deulley*  
Signature of Preparer



*Matthew W. Deulley*  
Printed Name of Preparer

Community Title Company  
File No. 169626

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 01 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

24868

16.  
cm  
*[Signature]*

