

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 057422

2016 AUG 24 AM 9:26

MAIL TAX BILLS TO:  
955 A Easy St.  
Crown Point, IN 46307

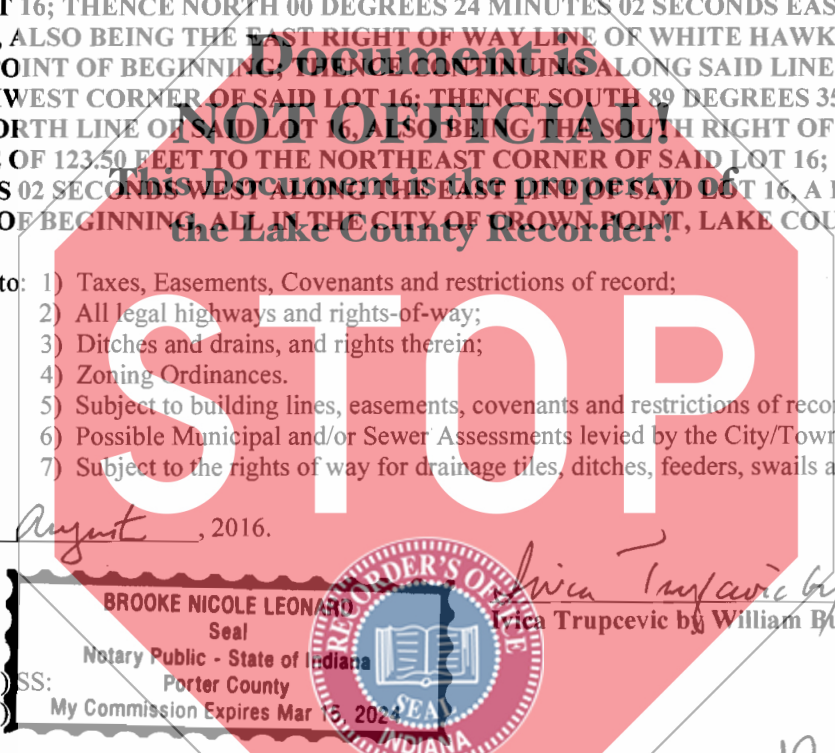
MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH that IVICA TRUPCEVIC, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to JOHN A. BUNCICH, a single man, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars 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:

Commonly known as: 955 A Easy Street, Crown Point, IN 46307  
Permanent Index Number: 45-16-06-254-049.000-042

PART OF LOT 16 IN WHITE HAWK COUNTRY CLUB, PHASE 2, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 16, ALSO BEING THE EAST RIGHT OF WAY LINE OF WHITE HAWK DRIVE, A DISTANCE OF 173.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, A DISTANCE OF 56.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 89 DEGREES 35 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 16, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF EAST STREET, A DISTANCE OF 123.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 00 DEGREES 24 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 123.91 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.



- Subject to:
- 1) Taxes, Easements, Covenants and restrictions of record;
  - 2) All legal highways and rights-of-way;
  - 3) Ditches and drains, and rights therein;
  - 4) Zoning Ordinances.
  - 5) Subject to building lines, easements, covenants and restrictions of record, if any;
  - 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
  - 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 19<sup>th</sup> day of August, 2016.

STATE OF IN  
COUNTY OF Lake

IVICA TRUPCEVIC by William Burks, Attorney in Fact  
BROOKE NICOLE LEONARD  
Seal  
Notary Public - State of Indiana  
Porter County  
My Commission Expires Mar 15, 2023

Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of August, 2016, personally appeared William Burks as Attorney in Fact and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

*[Signature]*  
BROOKE LEONARD, Notary Public  
My Commission Expires: 3-15-24  
County of Residence: Porter

This Instrument Prepared By:  
Nathan D. Vis, Attorney  
Blachly Tabor Bozik & Hartman, LLC  
56 S. Washington Street, Suite 401  
Valparaiso, IN 46383  
PH: 219/464-1041

Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed. Carol Doyle

160824791N-PRISM

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 23 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

14-  
CK# 013194  
RM

25431