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2016 AUG 31 AM 9:26

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-31-253-012.000-029

THIS INDENTURE WITNESSETH, That JAMES A. McPENCOW, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to ROMAN J. KNIZEK, of LAKE County in the State of INDIANA, (GRANTEES), 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 153 (EXCEPT THE NORTH 49.81 FEET AS MEASURED ALONG THE WEST LINE THEREOF) OF LOT 153 IN SILVER HAWK-PHASE TWO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 92 PAGE 42, AND AMENDED BY AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 26, 2002, AS DOCUMENT NO. 2002 119558, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1027 FREEDOM CIRCLE S, CROWN POINT, INDIANA 46307

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 24th day of August, 2016.

JAMES A. McPENCOW

STATE OF INDIANA
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of August, 2016, personally appeared: JAMES A. McPENCOW 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: 2-20-21
Resident of Lake County

Signature: [Signature]
Printed: Deanna L. Griggs, Notary Public

STATE OF _____
COUNTY OF _____ SS: _____

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 20____, personally appeared: _____ 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: _____
Resident of _____ County

Signature _____
Printed _____, 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: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1027 FREEDOM CIRCLE S, CROWN POINT, INDIANA 46307
SEND TAX BILLS TO: GRANTEES

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.

[Signature]
Signature of Preparer

Deanna L. Griggs
Printed Name of Preparer

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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

004967

AUG 29 2016

JOHN F. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 16010476