

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 074944

2016 NOV -7 AM 10: 22

MICHAEL B. BROWN
RECORDER

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WARRANTY DEED


THIS INDENTURE WITNESSETH, That Timothy R. Fandrei and Elizabeth A. Fandrei, Husband and Wife (Grantor) *CONVEY(S) AND WARRANT(S)* to Edward J. Rodriguez and Mayra M. Rodriguez, Husband and Wife (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

see attached Exhibit "A"

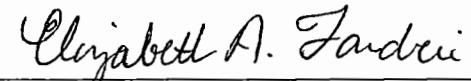
Property Address: 3 Cleveland Terrace, Hobart, IN 46342
Tax ID No.: 45-09-28-352-014.000-018

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 31st day of Ocotber, 2016.



Timothy R. Fandrei



Elizabeth A. Fandrei

FIDELITY NATIONAL
TITLE COMPANY

FB 1600729 ✓

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 04 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

006488

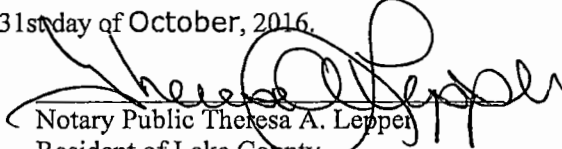
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PW
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STATE OF Indiana)
) SS.
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Timothy R. Fandrei and Elizabeth A. Fandrei who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 31st day of October, 2016.




Notary Public Theresa A. Lepper
Resident of Lake County
My Commission expires: 12/4/2022

Prepared by: Timothy R. Kuiper, Attorney at Law
Austgen, Kuiper and Jasaitis, P.C., 130 N. Main St., Crown Point, IN 46307

Grantee's Address and Tax Billing Address:
3 Cleveland Ter.
Hobart, IN 46342

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 Theresa A. Lepper. File No. FB1600729

Return to: 3 Cleveland Ter., Hobart, IN 46342

EXHIBIT "A"

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 AND 495 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 140 FEET; THENCE NORTH WITH AN INTERIOR ANGLE OF 89 DEGREES 56 MINUTES A DISTANCE OF 325 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 131.90 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 28 A DISTANCE OF 10 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28 A DISTANCE OF 44.28 FEET, MORE OR LESS, TO A POINT 451 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 A DISTANCE OF 165 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 44 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 150 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM A PARCEL DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 AND 635 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH WITH AN INTERIOR ANGLE OF 89 DEGREES 56 MINUTES 185 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 140 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 131.90 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 A DISTANCE OF 10 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE PLACE OF BEGINNING.