

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 006853

2017 JAN 31 AM 10:59

MICHAEL B. BROWN

Grantees' address & Mail tax bills to:

1431 Edgewater Crown Point, IN

46307

### WARRANTY DEED

THIS INDENTURE WITNESSETH, That Aleksander Ristevski ("Grantor")

of Lake County in the State of Indiana

CONVEY (S) AND WARRANT (S) TO Bradley M. Berrier ("Grantee")

of Lake County in the State of Indiana

in consideration of One Dollar 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:



Property Address: 7035 FILLMORE COURT, MERRILLVILLE, IN 46410

Parcel No. 45-12-16-101-003.000-030

Subject to: Taxes for 2015 and subsequent years, building lines, covenants and restrictions.

Dated this 20<sup>th</sup> day of January, 2017

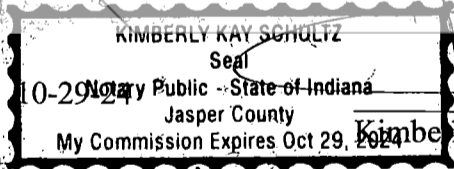
Aleksander Ristevski

State of Indiana County of Lake SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 20<sup>th</sup> day of January, 2017, personally appeared: Aleksander Ristevski 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: 10-29-2024



Resident of Jasper County

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.

Kim Schultz

This instrument prepared by: Timothy Kuiper Attorney at Law 130 N. Main Street, Crown Point, IN 46307  
FILE NO 16-1145

000504

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 31 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**Heartland**  
**Title Services, Inc.**  
101 E. 90th Drive Suite C  
Merrillville, IN 46410

H.T  
\$18.00  
M.E

# LEGAL DESCRIPTION

## EXHIBIT "A"

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILWAY COMPANY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS OF LAND: EXCEPT THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER THEREOF, THENCE EAST 504.57 FEET; THENCE SOUTH 241.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE 7.92 FEET TO THE PLACE OF BEGINNING; AND ALSO EXCEPT ALL THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 16 THAT HAS HERETOFORE BEEN DEEDED AND PLATTED AS UNIT 10 OF TURKEY CREEK MEADOWS AS SHOWN IN PLAT BOOK 36, PAGE 100, IN LAKE COUNTY, INDIANA; AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILWAY COMPANY LYING WEST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF FILLMORE BOULEVARD ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA; THENCE NORTH 5 DEGREES 35 MINUTES 27 SECONDS EAST, 11.37 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 1979.44 FEET, AN ARC DISTANCE OF 194.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST, 448.16 FEET TO THE PLACE OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST, 480.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, 265.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST, 50 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, 189.72 FEET; THENCE SOUTH 19 DEGREES 52 MINUTES 39 SECONDS WEST, PASSING THRU THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 465.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE C & O RAILWAY COMPANY, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST; THENCE NORTH 89 DEGREES 23 MINUTES 44 SECONDS WEST, 108.59 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, TO THE WESTERLY RIGHT OF WAY OF FILLMORE BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT OF WAY OF FILLMORE BOULEVARD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 5 DEGREES 35 MINUTES 27 SECONDS WEST, 86.98 FEET; THENCE SOUTH 84 DEGREES 24 MINUTES 33 SECONDS EAST, 30.0 FEET; THENCE SOUTH 5 DEGREES 35 MINUTES 27 SECONDS WEST, 80.0 FEET; THENCE NORTH 84 DEGREES 24 MINUTES 33 SECONDS WEST, 115.0 FEET FOR A PLACE OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY BOUNDARY OF THE FAIRWAYS CONDOMINIUM DEVELOPMENT; NORTH 50 DEGREES 43 MINUTES 28 SECONDS WEST 108.40 FEET; THENCE WEST 92.64 FEET; THENCE NORTH 237.0 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF 69TH PLACE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF 69TH PLACE, SAID RIGHT OF WAY BEING A CURVED LINE TO THE RIGHT HAVING A RADIUS OF 230.0 FEET, AN ARC DISTANCE OF 56.16 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF 69TH PLACE, 26.00 FEET; THENCE SOUTH 22 DEGREES 24 MINUTES 53 SECONDS WEST, 162.38 FEET; THENCE NORTH 72 DEGREES 28 MINUTES 19 SECONDS WEST, 144.00 FEET TO THE WESTERLY LINE OF THE FAIRWAYS CONDOMINIUM DEVELOPMENT; THENCE SOUTH 19 DEGREES 52 MINUTES 39 SECONDS WEST, 372.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE & OHIO RY. CO., THENCE SOUTH 65 DEGREES 05 MINUTES 44 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY OF CHESAPEAKE & OHIO RY. CO., A DISTANCE OF 600.00 FEET; THENCE NORTH 5 DEGREES 35 MINUTES 27 SECONDS EAST, 335.64 FEET TO THE PLACE OF BEGINNING ALL IN LAKE COUNTY, INDIANA, AND ALSO EXCEPT ALL OF THE COLONIES OF MERRILLVILLE CONDOMINIUM FORMERLY KNOWN AS THE FAIRWAYS HORIZONTAL PROPERTY REGIME AS RECORDED FEBRUARY 1, 1974 IN PLAT BOOK 44 PAGE 29, AS DOCUMENT NO. 238215 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; TOGETHER WITH A PERCENTAGE UNDIVIDED INTEREST APPERTAINING TO SUCH APARTMENT UNIT IN THE COMMON AREAS AND FACILITIES OF FAIRWAYS HORIZONTAL PROPERTY REGIME AND ALL AMENDMENTS THERETO.