

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB -3 AM 10:29

MICHAEL B. BROWN
RECORDER

Tax Mailing Address:

609 E Joliet St
Crown Point, IN 46307-4119

Property Number:
45-16-08-282-016.000-042

WARRANTY DEED

THIS INDENTURE WITNESSETH that Kathleen M. VanHouten, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to Julie K. Wagner, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

**This Document is the property of
the Lake County Recorder!**

Part of Lots 1 to 5, inclusive, and the vacated alley between said lots in Mary E. Woods Addition to the Town, now City of Crown Point, more particularly described as follows: Commencing at the Northeast corner of tract conveyed to Henry Griesel by Warranty Deed dated September 19, 1874 and recorded February 16, 1877 in Deed Record 24 page 455 and running thence South along the East line of said Griesel tract 120 feet; thence East 72 feet; thence North 102 feet, more or less, to the South line of Joliet Street; thence Westerly along said South line of Joliet Street to the place of beginning, as per plat thereof, recorded in Miscellaneous Record "A" page 548, in the Office of the Recorder of Lake County, Indiana, except the East 10 feet measured East and West of the above described real estate.

Commonly known as: 609 E Joliet St
Crown Point, IN 46307-4119

SUBJECT TO the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate, roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

(Warranty Deed – 609 E Joliet St - Page 1 of 2)

000542

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER


FEB 01 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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FM
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**FIDELITY NATIONAL
TITLE COMPANY**
92016-3006

IN WITNESS WHEREOF, Kathleen M. VanHouten has executed this WARRANTY DEED on this 26 day of January, 2017.


Kathleen M. VanHouten

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kathleen M. VanHouten and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 26 day of January, 2017.



Notary's Signature: 
Notary's Printed Name: Renee J. Wells

Notary's County of Residence: Jasper
Notary's Commission Expires: 7-8-17



After recording return to and Mailing Address of Grantee: Julie K. Wagner
609 E Joliet St
Crown Point, IN 46307-4119

Prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Fidelity National Title Company, LLC commitment no. 920163006.

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. Chris Fox