

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB -9 AM 8:40

MICHAEL B. BROWN
RECORDER

17BAR40257

2017 008702

PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

WARRANTY DEED

TAX: I.D. NO. 45-15-16-378-005.000-013

THIS INDENTURE WITNESSETH, That **NICHOLAS G. PETROV AND BESSIE J. PETROV, HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES (GRANTORS)**, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **JONATHAN M. WENZEL**, of WILL County in the State of ILLINOIS, (GRANTEE), 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 21 IN SHERWOOD PARK UNIT NO. ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: Vacant Land Adjacent to 12400 ALEXANDER ST., CEDAR LAKE, IN 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2016 TAXES PAYABLE 2017, 2017 TAXES PAYABLE 2018 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Dated this 27th day of January, 2017

[Signature]
NICHOLAS G. PETROV

[Signature]
BESSIE J. PETROV

STATE OF INDIANA
COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of January, 2017, personally appeared: **NICHOLAS G. PETROV AND BESSIE J. PETROV** 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: 7-15-2017
Resident of LAKE County

Signature: *[Signature]*
Printed: Antoinette M. Skog, 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.
205 JEFFERSON ST. VALPARAISO, IN 46383

ANTOINETTE M. SKOG
Notary Public - Seal
State of Indiana
Lake County
My Commission Expires Jul 15, 2017

RETURN DEED TO: GRANTEE 7820 Stonehenge Dr, Chattanooga, TN 37421
GRANTEE STREET OR RURAL ROUTE ADDRESS: 12400 ALEXANDER ST, CEDAR LAKE, IN 46303
SEND TAX BILLS TO: GRANTEE

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

Kandi Brochowski
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

00721

FEB 07 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CR# 116
20713
E