

WARRANTY DEED

1700480

THIS INDENTURE WITNESSETH, that Grantor, Timothy R. O'Hara, CONVEY AND WARRANTS to: Randy Van Der Aa and Carol Van Der Aa, Husband and Wife, as joint tenants with right of survivorship,

for and in consideration of the sum of TEN AND NO/100-----(\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, Indiana, to wit:

\*See Attached Exhibit "A"

Parcel No.: 45-07-21-454-027.000-026  
Commonly known as: 2891 Churchill Lane, Highland, IN 46322

SUBJECT TO THE FOLLOWING:

1. The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. Taxes for the year 2016 payable in 2017, and all subsequent years;
3. Defects, liens, encumbrances, and adverse claims of records, if any;
4. Roads and highways, streets, and alleys;
5. Limitation by fences and/or other established boundary lines; and
6. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.

2017 010454

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 FEB 17 AM 11:12  
MICHAEL B. BROWN  
RECORDER

IN WITNESS WHEREOF, THE SAID GRANTOR hereunto set their hands and seals, this 9th day of Feb, 2017.

Timothy R. O'Hara  
Timothy R. O'Hara

STATE OF )  
COUNTY OF ) SS

Before me, the undersigned, a Notary Public in and for said County, this 9th day of Feb, 2017, came, Timothy R. O'Hara and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

KATHERINE E ADAMS  
Seal  
Notary Public - State of Indiana  
Lake County  
My Commission Expires Dec 5, 2024



Notary Public

My Commission Expires:

THIS INSTRUMENT PREPARED BY: SCOTT R. WHEATON, ATTORNEY AT LAW  
3108 RIDGE ROAD  
LANSING, IL 60438

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. Katherine Adams

MAIL TO: Scott R. Wheaton & Associates, 3108 Ridge Road, Lansing, IL 60438

(GRANTEE) MAIL TAX BILLS TO:  
Randy Van Der Aa and Carol Van Der Aa  
9965 Olcott Avenue  
St. John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 15 2017

010950

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

19. -  
C# 1820501764  
non con

CHICAGO TITLE INSURANCE COMPANY

**EXHIBIT "A"**

THAT PART OF BLOCK 5 IN PARK PLACE, ADDITION TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, RECORDED DECEMBER 12, 1997 AS DOCUMENT NO. 97062300, PLAT BOOK 83 PAGE 82 AND BY PLAT OF CORRECTION RECORDED MARCH 26, 1998 IN PLAT BOOK 84, PAGE 34, AS DOCUMENT NO. 98020433, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY POINT OF CURVE IN BLOCK 5, A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND AN ARC DISTANCE OF 32.84 FEET, SAID POINT BEING ON THE NORTH LINE OF BLOCK 5; THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ON THE LAST DESCRIBED LINE, A DISTANCE OF 45.72 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.06 FEET TO A POINT; THENCE SOUTH 09 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 26.92 FEET TO A POINT; THENCE SOUTH 05 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 48.45 FEET TO A POINT, SAID POINT BEING THE SOUTH LINE OF SAID BLOCK 5; THENCE SOUTH 84 DEGREES 56 MINUTES 44 SECONDS WEST ON SAID SOUTH LINE OF BLOCK 5, A DISTANCE OF 1.09 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 26.03 FEET TO A POINT OF TANGENT; THENCE NORTH 35 DEGREES 24 MINUTES 04 SECONDS WEST, A DISTANCE OF 73.95 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND AN ARC DISTANCE OF 32.64 FEET TO THE POINT OF BEGINNING, SITUATED IN LAKE COUNTY, INDIANA.

Property  
Address:

2891 Churchill Lane, Highland, IN 46322

