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2017 MAR 29 AM 9:05

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-10-12-377-003.000-034

THIS INDENTURE WITNESSETH, That JOHN RADJENOVICH, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JAMES FUNICELLO, of LAKE County in the State of INDIANA, (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:

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 11, IN HART'S ADDITION TO DYER, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF LAKE STREET TO A POINT 16 1/2 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 11, IN BLOCK 7, IN ORIGINAL TOWN OF DYER, RUNNING THENCE EAST 133 1/2 FEET; THENCE SOUTH 86 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 10, IN BLOCK 11, IN HART'S ADDITION TO DYER; THENCE WEST TO THE PLACE OF BEGINNING, IN THE TOWN OF DYER, LAKE COUNTY, INDIANA.

Commonly known as: 1939 LAKE STREET, DYER, INDIANA 46311

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.



Dated this 23 day of March, 2017.

*John Radjenovich*  
JOHN RADJENOVICH

DEANNA L. GRIGGS  
Lake County  
My Commission Expires  
February 20, 2021

STATE OF INDIANA  
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of March, 2017, personally appeared: JOHN RADJENOVICH 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: 2-20-21  
Resident of Lake County

*Deanna L. Griggs*  
Signature  
Printed Deanna L. Griggs, 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.

RETURN DEED TO: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1939 LAKE STREET, DYER, INDIANA 46311  
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.

*Matthew W. Deulley*  
Signature of Preparer

Deanna L. Griggs  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

16-  
CM  
D

030068

Community Title Company  
File No. 1711640