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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 043263

2017 JUL 14 AM 10:18

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Michelle Cruz (Grantor) **CONVEY(S) AND WARRANT(S)** to James Gardner , (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

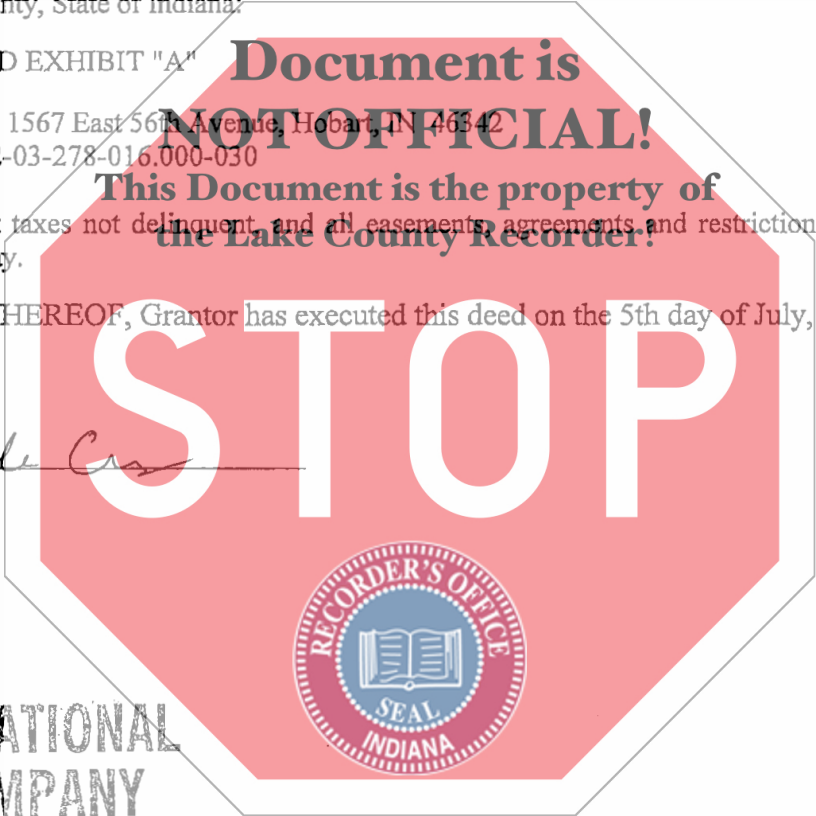
SEE ATTACHED EXHIBIT "A"

Property Address: 1567 East 56th Avenue, Hobart, IN 46342
Tax ID No.: 45-12-03-278-016,000-030

Subject to current taxes not delinquent, and all easements, agreements, and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 5th day of July, 2017.

Michelle Cruz
Michelle Cruz



**FIDELITY NATIONAL
TITLE COMPANY**

92017-1508 ✓

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

040675

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FM
AD

STATE OF INDIANA)
) SS.
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Michelle Cruz who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 5th day of July, 2017.



Theresa A. Lepper
Notary Public Theresa A. Lepper
Resident of Lake County
My Commission expires: 12/4/2022

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

Prepared by:
Timothy R. Kuiper, Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address:
1567 East 56th Avenue
Hobart, IN 46342

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
Judith Lang. File No. 920171508



Exhibit "A"

File No. 920171508

PART OF LOT 3 IN GLENWOOD MANOR SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 84, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 33 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 44.97 FEET TO THE POINT AT BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 07 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 162.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 44.03 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 161.80 FEET TO THE POINT OF BEGINNING.

Return to: 1567 East 56th Avenue Hobart, IN 46342

