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2017 043642

2017 JUL 17 AM 10:50

MICHAEL B. BROWN
RECORDER

RT1704062

Mail tax bills to:

WARRANTY DEED

THIS INDENTURE WITNESSETH, That JEFFERY S. KOVACICH AND WILMA D. KOVACICH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, GRANTORS, OF LAKE COUNTY, IN THE STATE OF INDIANA, CONVEY AND WARRANT TO:

EMILY R. GABEL, GRANTEE

In consideration of One-Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate:

Part of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 9 West of the 2nd Principal Meridian, described as: commencing at a point on the North line of said tract, 325 feet East of the Northwest corner thereof, also being 981.87 feet East of the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 36; thence North along said North line to a point 110 feet West of the Northeast corner of said Southwest 1/4 of the Northwest 1/4 of said Section; thence South along a line 110 feet West of and parallel to the East line of said tract 800 feet; thence East along a line 800 feet South of and parallel to the North line of said tract 110 feet to the East Line of said tract; thence South along said East line to the North line of Mathias Helfen's land (as alleged in Cause No. 5472 of the Lake Circuit Court and described therein as being 18.5 feet North of the Southwest corner of said Southwest 1/4 of the Northwest 1/4, thence East to a point 8 feet North of the Southeast corner of said 1/4 1/4 section), thence West along the North line of said Helfen's land 130 feet; thence North parallel to the East line of said tract 350 feet; thence West along a line which is 350 feet North of and parallel to said Helfen's land to the East line of a tract of land conveyed to Carl Seberger and Laverne Seberger, husband and wife, by deed dated March 29, 1958 and recorded April 2, 1958 in Deed Record 1083 page 244, in the Recorder's Office of Lake County, Indiana; thence North along said East line to the Northeast corner of said Carl Seberger's Tract; thence West along the North line of said Carl Seberger's Tract 120 feet to the East line of the tract of land conveyed to Elmer Bultema and Violet Bultema, husband and wife, by deed dated May 30, 1966 and recorded July 14, 1966 in Deed Record 1325 page 304, in the Recorder's Office of Lake County, Indiana; thence North along said East Bultema line to the point of beginning.

Excepting from all of the above described property the following:

Beginning at the most Southeasterly corner of the above mentioned tract; thence west along the North line of Mathias Helfen's land as mentioned above, 130 feet; thence North parallel to the East line of the above mentioned tract 350 feet; thence East along a line which is 350 feet North of and parallel to the North line of Mathias Helfen's land mentioned above, 130 feet, to the East line of the above mentioned tract; thence South along the East line of the above mentioned tract 350 feet to the Point of beginning,

And also excepting from all of the above described property the following:

Beginning at the most Northeasterly corner of the above mentioned tract (which point is on the North line of the Southwest 1/4 of the Northwest 1/4 of Section 36, 110 feet West of the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 36); thence South along the East line of the above mentioned tract (which is a line 110 feet West of and parallel to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 36) 800 feet; thence West along a line 800 feet South of and parallel to the North line of the above mentioned tract, 10 feet; thence North along a line 10 feet West of and parallel to the East line of the above mentioned tract, 800 feet to the North line of the above mentioned tract; thence East along the North line of the above mentioned tract 10 feet to the point of beginning, all in Lake County, Indiana.

CHICAGO TITLE INSURANCE COMPANY

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

025549

\$2500

JTB

1820503522


And further excepting therefrom the following:

That part of the above described tract conveyed to Spingview Homes, LLC by Warranty Deed recorded January 28, 2016 as Document No. 2016-006219 and described as follows: Part of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Southeast corner thereof; thence North 00 degrees 06 minutes 05 seconds West along the East line thereof, a distance of 356.14 feet; thence North 89 degrees 25 minutes 41 seconds West, a distance of 30.00 feet to the point of Beginning; thence North 89 degrees 25 minutes 41 seconds West, a distance of 182.81 feet to a point 445.00 feet East of the West line of the said East 1/2; thence North 00 degrees 03 minutes 03 seconds West parallel with the said West line, a distance of 319.19 feet; thence South 89 degrees 25 minutes 41 seconds East, a distance of 60.87 feet; thence South 31 degrees 33 minutes 37 seconds East, a distance of 60.64 feet to a point 120.00 feet West of the East line of the said East 1/2; thence South 00 degrees 06 minutes 05 seconds East parallel with the said East line, a distance of 99.10 feet to a point 800.00 feet South of the North line of said East 1/2; thence South 89 degrees 49 minutes 37 seconds East parallel with the said North line, a distance of 19.20 feet; thence South 53 degrees 26 minutes 15 seconds East, a distance of 88.26 feet to a point 90.00 feet West of the East line of said East 1/2; thence South 00 degrees 06 minutes 05 seconds East parallel with the said East line, a distance of 117.73 feet to the point of Beginning.

Parcel No.: 45-07-36-151-024.000-001
Commonly known as: 1410 EAST ELM STREET, GRIFFITH, IN 46319

Subject to unpaid taxes and assessments, if any, defects in locations or measurements ascertainable only by survey, building lines, highways, streets, alleys, easements, covenants, conditions and restrictions of record.

Dated this 30th day of June, 2017.

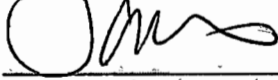

Jeffery S. Kovacich



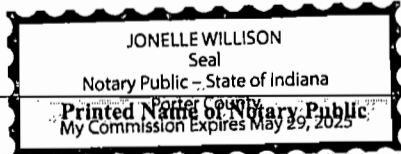

Wilma D. Kovacich

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of June, 2017, Jeffery S. Kovacich and Wilma D. Kovacich personally appeared, 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: 5/29/25 
Signature of Notary Public

Resident of: Porter County, IN county



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. Thomas L. Kirsch

This instrument prepared by: THOMAS L. KIRSCH, 131 RIDGE RD. MUNSTER, IN 46321, Attorney at Law
Mail To: 1410 EAST ELM STREET, GRIFFITH, IN 46319
Grantees Address: 1410 EAST ELM STREET, GRIFFITH, IN 46319