

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 066631

2017 OCT -2 AM 10:11

MICHAEL B. BROWN  
RECORDER

MAIL TAX BILLS TO: 1950 Pecan Ct. Schererville IN 46375  
GRANTEE'S ADDRESS Same

### WARRANTY DEED

**THIS INDENTURE WITNESSETH**, That LISA M. TOYIAS, RENEE A. POLLARO AND MAYRE NEMCEK ("Grantors") of Lake County in the State of Indiana

**CONVEY AND WARRANT TO** GIAVONNI R. NICKSON ("Grantee") of LAKE County in the State of INDIANA

In consideration of One Dollar 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:

PART OF LOT 6, SPRINGVALE FARMS COURT G, AS RECORDED IN TH OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, IN BOOK 56, PAGE 50, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE EASTERLY LINE OF SAID LOT 6, 81.60 FEET TO THE POINT OF BEGINNING; THENCE S 84°-21' W 89.52 FEET; TO THE WEST LINE OF SAID LOT 6; THENCE NORTH ALONG SAID WEST LINE; 32.6 FEET THENCE 84°-21' E, 84.75 FEET TO SAID EASTERLINE; THENCE SOUTH ALONG SAID EASTERLY LINE, 33.34 FEET TO THE POINT OF BEGINNING.

Property #45-11-24-182-014.000-036

Common Address: 1950 Pecan Court, Schererville, IN 46375

Subject to real estate taxes for 2016 payable in 2017, together with delinquency and penalty, if any, and all real estate taxes due and payable thereafter.

Subject to recorded liens, encumbrances, easements, restrictions, ditches and drains, highways and legal rights of way, and matters which would be disclosed by an accurate survey or inspection of the premises.

Dated this 22<sup>nd</sup> day of September, 2017.



*Lisa M. Toyias*  
LISA M. TOYIAS  
*Renee A. Pollaro*  
RENEE A. POLLARO  
*Mayre Nemcek*  
MAYRE NEMCEK

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEP 28 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

STATE OF INDIANA; COUNTY OF LAKE)SS:

Before Me, the undersigned, a Notary Public in and for said County and State, this 22<sup>nd</sup> day of September, 2017, personally appeared: LISA M. TOYIAS, RENEE A. POLLARO AND MAYRE NEMCEK 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: 5-18-23  
Resident of Lake County

Signature Cathy L Coleman  
Printed Cathy L. Coleman, Notary Public

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 K. Hoffman

This instrument prepared by Thomas K. Hoffman #7731-45, Merrillville, Indiana, Attorney at Law  
No legal opinion has been rendered during the preparation of this Deed.

MAIL TO: 1950 Pecan Ct.  
Schererville IN 46375

17-29407



HOLD FOR MERIDIAN TITLE CORP.

25-  
TMT  
or