

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 071273

2017 OCT 23 AM 10:22

MICHAEL B. BROWK  
RECORDER

**WARRANTY DEED**

File No.: FNW1701413-DS

**THIS INDENTURE WITNESSETH**, that Mary Ann Szpara (Grantor) CONVEY(S) AND WARRANT(S) to Nick Christensen (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 in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

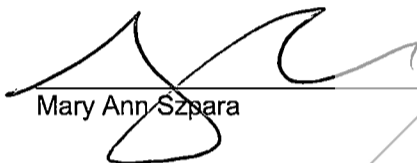
**Property:** 8615 Towle St, Dyer, IN 46311

**Tax ID No.:** 45-10-25-203-004.000-032

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of October, 2017.

  
Mary Ann Szpara

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Mary Ann Szpara who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 17 day of October 2017

Signature:

Printed: Dawn Stanley  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 29, 2018



**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:** Nick Christensen  
8615 Towle St  
Dyer, IN 46311

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:

Dawn Stanley.

**Return To:** Nick Christensen  
8615 Towle St  
Dyer, IN 46311

FIDELITY-HIGHLAND  
FNW1701413

**FIDELITY NATIONAL  
TITLE COMPANY  
FNW1701413**

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 20 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

028238

25-  
FN  
MN

For APN/Parcel ID(s): 45-10-25-203-004.000-032

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LOT 35 IN BAKER'S ROLLING HEIGHTS ADDITION, UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 40 PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

