

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 081426

2017 DEC -1 AM 9:07

WARRANTY DEED

MICHAEL B. BROWN
RECORDER

TAX: I.D. NO. 45-11-15-232-011.000-036

THIS INDENTURE WITNESSETH, CAROL FOERSTER, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to CHRISTOPHER BELLO, 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:

PART OF LOT 20 IN SANDRIDGE ESTATES UNIT 3-A5 IN THE TOWN OF SCHERERVILLE, RE-SUBDIVISION OF LOTS 18, 19, 28 IN SANDRIDGE ESTATES, UNIT 1-A AND ALL LOTS IN SANDRIDGE ESTATES, UNIT 2-A, EXCEPT LOT 33, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 32 DEGREES 08 MINUTES 54 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 20, ALSO PLATTED AS THE CENTERLINE OF TURKEY CREEK, A DISTANCE OF 137.02 FEET; THENCE NORTH 57 DEGREES 42 MINUTES 39 SECONDS WEST A DISTANCE OF 93.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 306.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, A CHORD BEARING OF NORTH 38 DEGREES 33 MINUTES 48 SECONDS EAST, AN ARC LENGTH OF 91.05 FEET, A CHORD DISTANCE OF 90.72 FEET; THENCE NORTH 30 DEGREES 03 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 28.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 20 DEGREES 05 MINUTES 47 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 86.82 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 727 E. JOLIET STREET, SCHERERVILLE, IN 46375

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 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 2nd day of November, 2017

[Signature]
CAROL FOERSTER

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of November, 2017, personally appeared: CAROL FOERSTER and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

My commission expires: 5/10/25 Signature: *[Signature]*

Resident of Lake County Printed Darleen S. Birchel, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 278145
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: 727 E. JOLIET STREET, SCHERERVILLE, IN 46375
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.

[Signature] *[Signature]*
Signature of Preparer Printed Name of Preparer

COMMUNITY TITLE COMPANY
COMMUNITY TITLE COMPANY
FILED 17/31/17

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 29 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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[Signature]