2017 081445

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 DEC - 1 AM 9: 12

MICHAEL B. BROWN RECORDER

**Property Number:** 

45-16-19-254-003.000-041

Tax Mailing Address:

1101 Cumberland Xing #123 VAIPARAISO JU4438/3

WARRANTY DEED

THIS INDENTURE WITNESSETH that Angela Bozinoska, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to Jason Lynn, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Tract 50 of Plat of Survey of that part of the SW 1/4. Section 19 10 SW 1/4 North, Range 8 West of the 2nd P.M., lying West of the center kee of the Crown Point Lowell Road more particularly described as follows:

Commencing at the intersection of the North line of the SW 1/4, NE 1/4 of said Section 19, with the West line of the Crown Point-Lowell Road, said West line being 30 feet Westerly of the center line of said Road measured at right angles thereto, thence Southwesterly along the Westerly line of said Road, a distance of 592.75 feet, thence Northwesterly at right angles to said Road, a distance of 213.31 feet to the POINT OF BEGINNING, thence Northeasterly with angle of 70 degrees 46 minutes with the aforesaid line, a distance of 70 feet, thence Northwesterly with an interior angle of 90 degrees, a distance of 165 feet, thence Southwesterly with an interior angle of 90 degrees, a distance 70 feet, thence Southeasterly with an interior angle of 90 degrees, a distance of 165 feet to the POINT OF BEGINNING.

Commonly known as:

12719 Short Street Crown Point, IN 46307

SUBJECT TO the terms, sovenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

HOLD FOR GREATER INDIANA TITLE COMPANY

(Warranty Deed - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

DEC **01** 2017

JOHN E. PETALAS LAKE COUNTY AUDITOR 029398

25/

IN WITNESS WHEREOF, Angela Bozinoska has executed this WARRANTY DEED on this day of November, 2017.

Hingelos Dourosko	
Angela Bozinoska	
State of Indiana ) ) SS:	
County of Lake )	
Before me, the undersigned Notary Public in and for said County and State, per Angela Bozinoska and acknowledged the execution of the foregoing Warranty Deed and been duly sworn upon her oath, stated that the representations contained therein are true	nd who, having
Witness my hand and Notaliah Scalthism (8) We inday of November, 2017.	
the Lake County Recorder!  JACALYN L SMITH Notary Public - Seal Lake County - State of Indiana Commission Number 677813 My Commission Expires Jan 10, 2024  Notary's Printed Name	
Notary's County of Residence:	
Notary's Commission Expires:	
After recording return to and Mailing Address of Grance: Jason Lynn	land Kingy IN 44873
TAPANAID	IN 44883°
This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Add Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Compan	

IN002840.

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. Chris Fox

(Warranty Deed - Page 2 of 2)