

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 084961

2017 DEC 14 AM 9:16

MICHAEL B. BROWN  
RECORDER

Tax Mailing Address:  
58 North Michigan Avenue  
Hobart, IN 46342

Property Number:  
45-09-29-376-015.000-018

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that Donna Stewart, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

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.

The North 52 feet of the South 1/2 of Lot 5 in Wood's Addition to the City of Hobart, as per plat thereof, recorded in Deed Record "D" page 567, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 58 North Michigan Avenue  
Hobart, IN 46342

**SUBJECT TO** the terms, covenants 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.

**IN WITNESS WHEREOF**, Donna Stewart has executed this WARRANTY DEED on this

6<sup>th</sup> day of December, 2017.

*Donna Stewart*  
\_\_\_\_\_  
Donna Stewart

(Warranty Deed – Page 1 of 2)

*JN00771*

**HOLD FOR GREATER INDIANA TITLE COMPANY**

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

②

DEC 14 2017

029721

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*25-  
2017  
D*

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Donna Stewart and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 10th day of December, 2017.

BRENDA SOHOVICH  
Notary Public - Seal  
State of Indiana  
Porter County  
My Commission Expires Nov 5, 2022

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Notary's Signature: [Signature]

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2022

After recording return to and Mailing Address of Grantor: Michael Balnius  
58 North Michigan Avenue  
Hobart, IN 46342



This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520), referencing Greater Indiana Title Company commitment no. IN002771.

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