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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 086218

2017 DEC 20 AM 8:57

MICHAEL B. BROWN
RECORDER

Space above reserved for use by Recorder's Office

Warranty Deed

THIS INDENTURE WITNESSETH, That, GRANTOR(S), William R. James and Laura A. James, husband and wife, of 2621 Lakewood Drive, Dyer, IN 46311, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Michael Mendlar and Kelly James, husband and wife, not as TENANTS IN COMMON but as JOINT TENANTS, the GRANTEE(S), all interest in the following described real estate situated in Lake County, State of Indiana:

**This Document is the property of
the Lake County Recorder.**

LOT 60, IN DYER ESTATES FIRST ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 8 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Permanent Parcel No(s): 45-10-13-327-011.000-034
Commonly Known As: 2621 Lakewood Drive, Dyer, IN 46311
Prior Instrument: Instrument/Case No. 660537

The Grantor(s) covenant that they are lawfully seized of the estate hereby conveyed, have full right, power and authority to convey the same, and that said estate is free from all encumbrances except (i) property taxes and assessments not yet due and payable, having apportioned between the parties pursuant to the contract at closing (ii) restrictions, stipulations and easements of record affecting the property; and (iii) all governmental regulations affecting the Property.

006597

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 18 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

#25⁰⁰
1073
CB

IN WITNESS WHEREOF, William R. James and Laura A. James, husband and wife, have executed this deed this X 11TH day of X DECEMBER, 2017.

X William R. James
William R. James

X Laura A. James
Laura A. James

STATE OF INDIANA COUNTY OF LAKE ss.

Before me, a Notary Public in and for said County and State, personally appeared William R. James and Laura A. James, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.



Witness my hand and Notarial Seal this X 11TH day of X DECEMBER, 2017.

X Katreena C. Guggerty Notary Public
KATREENA C. GUGGERTY
Resident of X LAKE County

KATREENA C. GUGGERTY
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Lake County
My Commission Expires Jan. 20, 2022

My commission expires X 1-20-2022

SEND TAX INFORMATION TO:
Michael Mendlar and Kelly James
2621 Lakewood Drive
Dyer, IN 46311



This instrument was prepared by:
Jessica Owens
Anselmo Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563
630-453-6800

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. -- Jessica Owens