

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 086651

2017 DEC 21 AM 9:55

MICHAEL B. BROWN
RECORDER

Commitment Number: 428445

After Recording, Send To:
TranStar National Title
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2301 W. Plano Parkway, Ste. 105
Plano, Texas 75075

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**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-10-12-126-006.000-034**

GENERAL WARRANTY DEED

The purpose of this deed is to vest fee simple title in Gino G. Baldin

John P. Baldin, holder of the remainder interest, hereinafter grantor, of Lake County, Indiana, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, conveys and warrants, with general warranty to Gino G. Baldin, unmarried, hereinafter grantee, whose tax mailing address is 121 Lilac Drive, Dyer, IN 46311, the following real property:

**All that certain parcel of land situate in the City of Dyer, County of Lake and State of Indiana bounded and described as follows: Lot 23 in Sheffield Estates 1st Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 47 page 121, in the Office of the Recorder of Lake County, Indiana. Tax id#: 45-10-12-126-006.000-034
Property Address is: 121 Lilac Drive, Dyer, IN 46311**

Prior instrument reference: 2012-007512

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

43722

DEC 19 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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ok. 467778
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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 12-8, 2017:

John P. Baldin
John P. Baldin

STATE OF IN
COUNTY OF Lake

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The foregoing instrument was acknowledged before me on 12-08, 2017 by **John P. Baldin** who is personally known to me or has produced DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Katie Banske
Notary Public

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.

Jay A. Rosenberg

By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.