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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 087633

2017 DEC 27 AM 10: 37

CTNW1702183

MICHAEL B. BROWN
RECORDER

PARCEL NO. 45-07-33-279-009.000-026

MAIL TAX BILLS TO:

(Grantee)

Samuel and Victoria Izuora
3044 - 100th Place
Highland, Indiana 46322

WARRANTY DEED

THIS INDENTURE WITNESSETH that **THERESA E. BATLINER**, as Trustee, under the provisions of a Trust Agreement dated the 9th day of September, 2015, and known as the **THERESA E. BATLINER TRUST** of 10700 Park Place, Apt. 250, St. John, Lake County, in the State of Indiana 46373 (Grantor),

CONVEYS AND WARRANTS **the entireties of Lake County, in the State of Indiana** (Grantee), for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 246, Lakeside Eighth Addition to the Town of Highland, as shown in Plat Book 38, page 94, in Lake County Indiana.

Commonly known as: (Grantee's Address)
3044 - 100th Place
Highland, Indiana 46322

This conveyance is made subject to:

1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
3. Real Estate taxes for the year 2017, payable in 2018 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by adverse use, fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 21 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

029803

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CUA

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CHICAGO TITLE INSURANCE COMPANY



IN WITNESS WHEREOF, I have hereunto set my hand and seal to this Warranty Deed consisting of two (2) typewritten pages, this page included, on the 18 day of December, 2017.

Theresa E. Batliner, Trustee
THERESA E. BATLINER, as Trustee, under the provisions of a Trust Agreement dated the 9th day of September, 2015, and known as the THERESA E. BATLINER TRUST

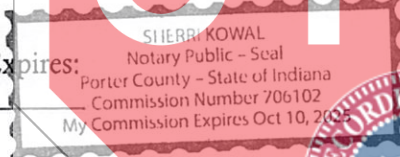
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared THERESA E. BATLINER, as Trustee, under the provisions of a Trust Agreement dated the 9th day of September, 2015, and known as the THERESA E. BATLINER TRUST and acknowledged the execution of the foregoing Warranty Deed.

Witness my hand and Notarial Seal this 18th day of December, 2017.

My Commission Expires:



Sierra Kowal

Resident of _____ Notary Public
County

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.
Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:
MICHAEL D. DOBOSZ, Esq. (#14539-45)
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