

2017 088151

2017 DEC 28 AM 9:28

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-03-354-004.000-030

THIS INDENTURE WITNESSETH, That SIMON SITNIKOSKI (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to FLIPSIDE INVESTMENTS, LLC. of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

SITUATED IN LAKE COUNTY, STATE OF INDIANA AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL 15-4 BEING A PART OF PHASE "G", LOT 1, OLD AIRPORT ADDITION, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN THE OFFICE OF THE LAKE COUNTY RECORDER IN PLAT BOOK 38 PAGE 99, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1: THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 134.67 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 459.81 FEET; THENCE NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 282.72 FEET; THENCE NORTH 53 DEGREES 51 MINUTES 03 SECONDS WEST A DISTANCE OF 107.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 53 DEGREES 51 MINUTES 03 SECONDS WEST, 21.87 FEET; THENCE NORTH 36 DEGREES 08 MINUTES 57 SECONDS EAST, 45.00 FEET; THENCE SOUTH 53 DEGREES 51 MINUTES 03 SECONDS EAST, 21.87 FEET; THENCE SOUTH 36 DEGREES 08 MINUTES 57 SECONDS WEST, 45.00 FEET TO THE POINT OF BEGINNING.

Commonly known as: 315 E 60TH DRIVE, MERRILLVILLE, INDIANA 46410

SUBJECT TO SPECIAL ASSESSMENTS, 2017 TAXES PAYABLE 2018 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 21st day of December, 2017

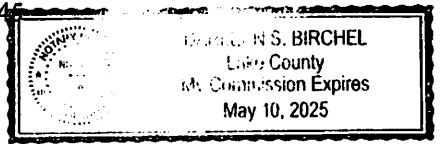
Simon Sitnikoski
SIMON SITNIKOSKI

STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of December, 2017, personally appeared: SIMON SITNIKOSKI and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-10-25
Resident of Lake County
Signature *Michael B. Brown*
Printed Michael B. Brown, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-4
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.



RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 315 E 60TH DRIVE, MERRILLVILLE, INDIANA 46410
SEND TAX BILLS TO: GRANTEES

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.

Matthew W. Deulley
Signature of Preparer

Matthew W. Deulley
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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