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2019 AUG 21 AM 10:46

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-35-452-020.000-006

THIS INDENTURE WITNESSETH, That KURT DUNCAN AND ANGELA DUNCAN, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to JOSEPH CALLAHAN AND LYNN CALLAHAN, HUSBAND AND WIFE, (GRANTEES), of LAKE County in the State of INDIANA, 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:

LOTS 17 AND 18 ON BLOCK 10 IN ORIGINAL TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 214 N. DWIGGINS STREET, GRIFFITH, INDIANA 46319

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2018 TAXES PAYABLE 2019, 2019 TAXES PAYABLE 2020 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 19th day of August, 2019.

Kurt Duncan
KURT DUNCAN
Angela Duncan
ANGELA DUNCAN

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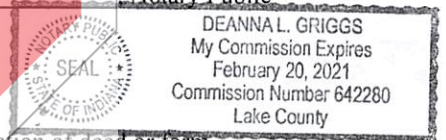
STATE OF INDIANA, COUNTY OF lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of August, 2019, personally appeared: KURT DUNCAN AND ANGELA DUNCAN and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 642280
My commission expires: 2/2021
Resident of lake County

Signature *[Signature]*
Printed DeAnna L. Griggs

Notary Public



This instrument prepared by: NATHAN D. VIS, Attorney at Law, I.D. No. 29535-45, VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303. No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES 27231 Wildwood Dr Monee, IL 60449
GRANTEE STREET OR RURAL ROUTE ADDRESS: 214 N. DWIGGINS STREET, GRIFFITH, INDIANA 46319
SEND TAX BILLS TO: GRANTEES 27231 Wildwood Dr Monee, IL 60449

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.

[Signature]
Signature

DeAnna L. Griggs
Printed Name

COMMUNITY TITLE COMPANY
FILE NO. 1910412

25 ✓
CK11067
[Signature]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 21 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

27944