2019-083126

2019 Dec 3

11:06 AM

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD MICHAEL B BROWN RECORDER

Property Number: 45-07-35-478-022.000-006

Tax Mailing Address: 229 DYER BLVD **HAMMOND IN 46320-3011**

WARRANTY DEED

THIS INDENTURE WITNESSETH that Charles V. Pettersen, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Rachelle R. Prosk and Jill O'Brien, as joint tenants with rights of survivorship,

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

All that parcel of land, 99 feet wide, situate in the Town of Griffith, County of Lake, State of Indiana, being that part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 36 North, Range 9 West of the Second P.M., the centerine of which is described as follows: Beginning at the centerline of South Colfax Street as extended across the right-of-way of The Joliet & Northern Indiana Railroad through a point in the centerline thereof at Railroad Valuation Station 501 + 96, more or less, the same begin the Westerly sale line of property conveyed from Totter and Northern Indiana Railroad Company, The Michigan Central Railroad Company and The PenroCentral Corporation to Griffith Auto Recyclers, Inc. by deed dated September 25, 1981; thence extending in a Southwesterly direction along the centerline of said railroad, a distance of 389 feet, more or less, to a line being 297 feet (18 rods) Easterly of and parallel to the West line of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 35 as extended across the right-of-way of said railroad through a point in the centerline thereof at Railroad Valuation Station 505 + 85, more or less, the same being the Easterly sale line of property conveyed from United Railroad Corp., The Michigan Central Railroad Company, and The Penn Central Corporation to Thomas D. Lolkema and Janet K. Lolkema by deed dated April 2, 1987, and also being the place of ending.

Site Address:

200 North Colfax (appx) Griffith, IN 46319

Warranty Deed - MTC File No. 19-38370 - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT Hold for Meridia PEWe 0 2 2019 FINAL ACCEPTANCE FOR TRANSFER

JOHN E. PETALAS LAKE COUNTY AUDITOR

c, a d

SUBJECT TO real estate taxes for the year 2019 payable in 2020 and thereafter; easements, restrictive covenants and encumbrances of record.

IN WITNESS WHEREOF, Charles V. Pettersen has executed this Warranty Deed on this day of November, 2019.

State of Indiana) SS: County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Charles V. Pettersen and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal



KIM A. DIAZ Lake County

DNotary's Signature the framer to My Commission Expire Th he Lake County Record

Notary's Printed Name:

Notary's County of Residence:

Februar; 15, 2023

Notary's Commission Expires:

After recording return to and Mailing Address of Grantees: Rachelle R. Prosk and Jill O'Brien

229 DYER BLVD HAMMOND IN 46320-3011

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing First American Title Insurance Company Commitment, issued by Meridian Title Corporation, as Title Commitment no. 19-38370.

I affirm, under the penalties for perjury, that Chave taken reasonable care to redact each Social Security number in this document, unless required by law. Chris Fox Warranty Deed - MTC File No. 19-38370 - Page 2 of 2)