

2020-028353

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

2020 May 21 11:11 AM

WARRANTY DEED

TAX: I.D. NO. 45-19-23-390-023.000-008 &
45-19-23-390-024.000-008

THIS INDENTURE WITNESSETH, That JOHN J. STEFANSKI AND KATHLEEN G. STEFANSKI, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to SONIA BECERRA MERCADO, (GRANTEE), 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:

A PARCEL OF LAND IN THE TOWN OF LOWELL IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 166 FEET SOUTH OF THE NORTHWEST CORNER OF THE LOT IN DEED RECORD 127, PAGE 342, THENCE WEST 33 FEET TO A POINT; THENCE NORTH 76 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 59.1 FEET; THENCE SOUTH 86 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 22.62 FEET TO THE CENTER LINE OF CEDAR CREEK DITCH; THENCE SOUTH 24 DEGREES 36 MINUTES 50 SECONDS EAST, A DISTANCE OF 0189.92 FEET; THENCE EASTERLY AT AN ANGLE OF NORTH 88 DEGREES 32 MINUTES 20 SECONDS EAST A DISTANCE OF 207 FEET TO AN IRON PIPE; THENCE NORTHWESTERLY AT AN ANGLE OF NORTH 31 DEGREES 23 MINUTES 50 SECONDS WEST A DISTANCE OF 80.30 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF NORTH 42 DEGREES 15 MINUTES 00 SECONDS WEST 43 FEET, MORE OR LESS, TO AN IRON STAKE; THENCE NORTHWESTERLY AT AN ANGLE OF NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST A DISTANCE OF 50.60 FEET TO AN IRON STAKE; THENCE WESTERLY AT AN ANGLE OF NORTH 87 DEGREES 54 MINUTES 00 SECONDS WEST A DISTANCE OF 80.23 FEET; THENCE NORTH 16 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE DESCRIBED PREMISES FORMING THE EXISTING ALLEY IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 306 EAST COMMERCIAL AVE., UNIT B, LOWELL, IN 46356

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 12th day of May, 2020
JOHN J. STEFANSKI



KATHLEEN G. STEFANSKI

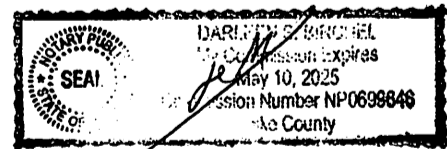
STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of May, 2020, personally appeared: JOHN J. STEFANSKI AND KATHLEEN G. STEFANSKI and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

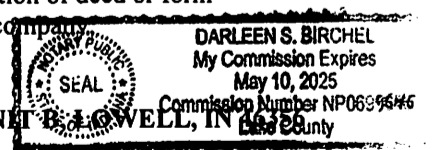
Commission Number: 0699646
My commission expires: 5-10-25
Resident of Lake County

Signature [Handwritten]
Printed Darleen S. Birchel, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID 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: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 306 EAST COMMERCIAL AVE., UNIT B, LOWELL, IN 46356
SEND TAX BILLS TO: GRANTEE



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 [Handwritten]

Printed Name Darleen S. Birchel

COMMUNITY TITLE COMPANY FILE NO. 2018571 \$25.00
CK 12249 073