

2020-044533

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

2020 Jul 15

10:05 AM

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Gary A. Wagner and Susan R. Wagner, Husband and Wife, (Grantors), Convey and Warrant to Blake Larkins and Kara Clark, Husband and Wife, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

LOT 59 IN BRIAR RIDGE COUNTRY CLUB ADDITION, UNIT 12, BLOCK 1, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 65 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-11-06-352-006.000-034
Commonly known as: 1133 Royal Dublin Lane, Dyer, Indiana 46311

SUBJECT TO: Conditions, Covenants, Easements and restrictions of record, taxes, applicable zoning laws and any set of facts an accurate survey would reveal.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 28th day of April, 2020.

GRANTORS:

Gary A. Wagner

Susan R. Wagner

STATE OF INDIANA)
) ss
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared the above individuals, who acknowledged the execution of the foregoing Warranty Deed as their voluntary act and deed.

Witness my hand and Notarial seal this 28th day of April, 2020.

My commission Expires: 8/7/22

Notary Public
Susan Miedema



I affirm, under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. David G. Clark, Attorney at Law.

This instrument prepared by Peter B. Canalia, Esq., 8840 Calumet Avenue, Suite 205, Munster, IN 46321

RECORD AND RETURN TO:
Blake Larkin and Kara Clark
1944 W. Crystal, Unit 2
Chicago, IL 60622

SEND TAX BILLS TO:
Blake Larkins and Kara Clark
1944 W. Crystal, Unit 2
Chicago, IL 60622

Fidelity National Title-FNW2001784

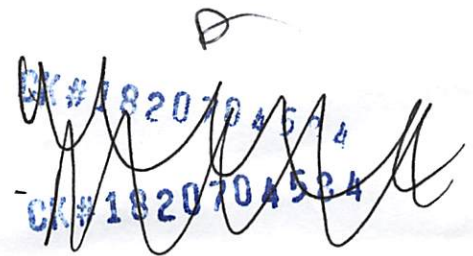
**FIDELITY NATIONAL
TITLE COMPANY**
FNW2001784

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

024010 25-
CK#1820704667


CK#1820704514
CK#1820704524