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2020-044581

2020 Jul 15 10:41 AM

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

Property Number:  
45-11-08-404-027.000-036

Tax Mailing Address:  
1045 POPPYFIELD PL  
SCHERERVILLE IN 46375-1755

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that **Mark C. Speichert**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants to**



Grantee, 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, Indiana:

Unit 1R in Auburn Meadow Terrace Homes, a Horizontal Property Regime Condominiums as created by a Declaration recorded as Instrument Number 2002-041519 and as built floor plans recorded as Instrument Number 2002-041519 and supplemental declaration and/or amendment recorded as Instrument Number 2004-060081 and any additional supplemental declarations and/or amendments thereto which are recorded in the Office of the Recorder of Lake County, Indiana, together with an undivided percentage interest in the common areas and limited common areas.

Commonly known as: 1045 Poppyfield Place  
Scherverville, IN 46375

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2019 payable in 2020 and thereafter.

**IN WITNESS WHEREOF**, Mark C. Speichert has executed this Warranty Deed on this 6<sup>th</sup> day of July, 2020.

  
Mark C. Speichert

(Warranty Deed – File No. IN20F-4319 - Page 1 of 3)

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 13 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

023899

\$ 25.00

VA005694

JTB

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Mark C. Speichert and acknowledged the execution of the foregoing Warranty Deed as his voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of July, 2020.

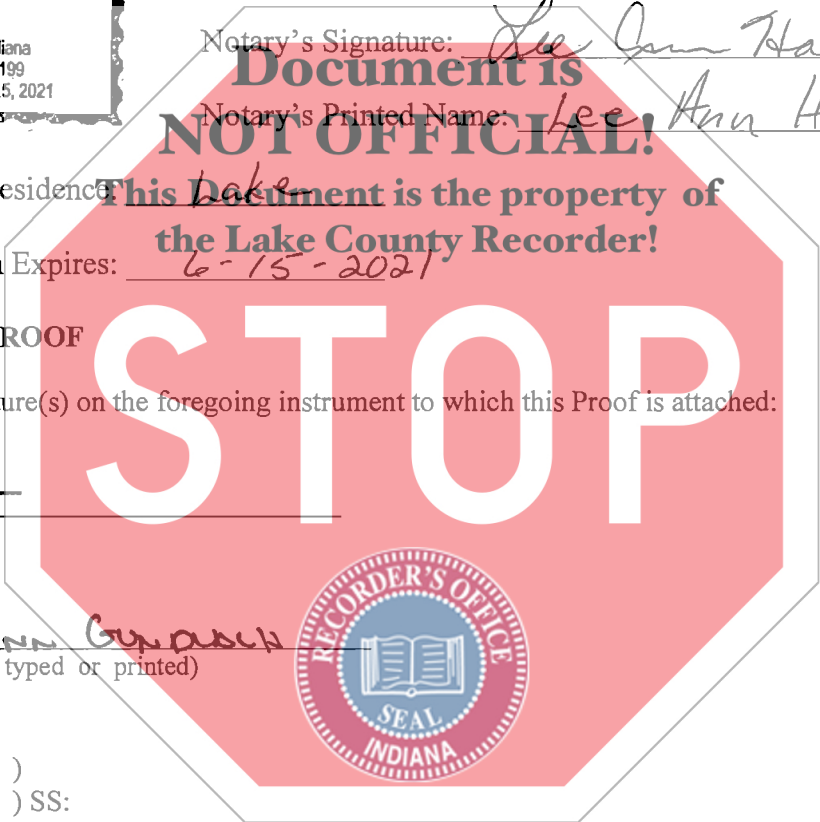


Notary's Signature: Lee Ann Hand

Notary's Printed Name: Lee Ann Hand

Notary's County of Residence: Lake

Notary's Commission Expires: 6-15-2021



**CERTIFICATE OF PROOF**

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Kristina Ann Gundlach  
Witness's Signature

Kristina Ann Gundlach  
Witness's Name (must be typed or printed)

**PROOF:**

State of Indiana )  
 ) SS:  
County of Lake )

Before me, a Notary Public in and for said County and State, personally appeared Kristina Ann Gundlach, the above WITNESS to the foregoing instrument, being known to me to be the person whose name is subscribed as a WITNESS to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows Mark C. Speichert, Grantor(s), to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor(s) execute the same; that said WITNESS at the same time

subscribed his/her name as a witness thereto; and that said WITNESS is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of July, 2020.

LEE ANN HAND  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number 644199  
My Commission Expires Jun 15, 2021  
Notary's County of Residence: Lake

Notary's Signature: Lee Ann Hand

Notary's Printed Name: Lee Ann Hand

Notary's County of Residence: Lake

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

Notary's Commission Expires: 6/15/2021

**After recording return to and Mailing Address of Grantee:** Judy Rodgers  
1045 POPPYFIELD PL  
SCHERERVILLE IN 46375-1755

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. Chris Fox

This instrument was Prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Fidelity National Title Insurance Company's Commitment, issued by Inspired Title Group, Inc., as Commitment No. IN20F-4319.

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