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2020-063467

2020 Sep 14 8:34 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-10-36-353-034.000-032

THIS INDENTURE WITNESSETH, That LILIA CLARKE, A SINGLE WOMAN, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to RICHELLE SCHNEIDER, (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:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

COMMONLY KNOWN AS: 9985 GETTLER ST., DYER, IN 46311

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

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

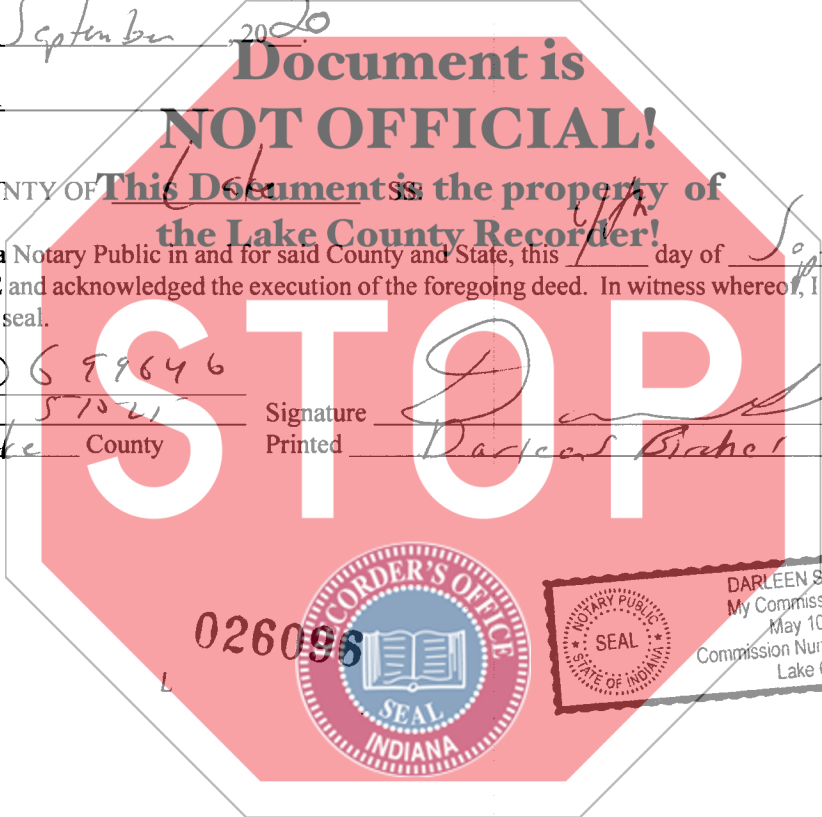
Dated this 4<sup>th</sup> day of September, 2020

*Lilia Clarke*  
LILIA CLARKE

STATE OF INDIANA, COUNTY OF Lake This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 4<sup>th</sup> day of September, 2020, personally appeared: LILIA CLARKE 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 Signature *Darleen Birchel*  
Resident of Lake County Printed Darleen Birchel, Notary Public



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY  
FILE NO. 2012067

*25-RN*  
*CK12452*

EXECUTED AND DELIVERED IN MY PRESENCE:

Peggy A. Ferguson Witness Signature  
Peggy A. Ferguson Witness' Printed Name

STATE OF INDIANA )  
County of Lake )

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS Peggy A. Ferguson to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **LILIA CLARKE** to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described 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 4th day of September, 2020

Darleen S. Birchel Notary Public Signature  
Darleen S. Birchel Notary Public Printed Name



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

This instrument prepared by:

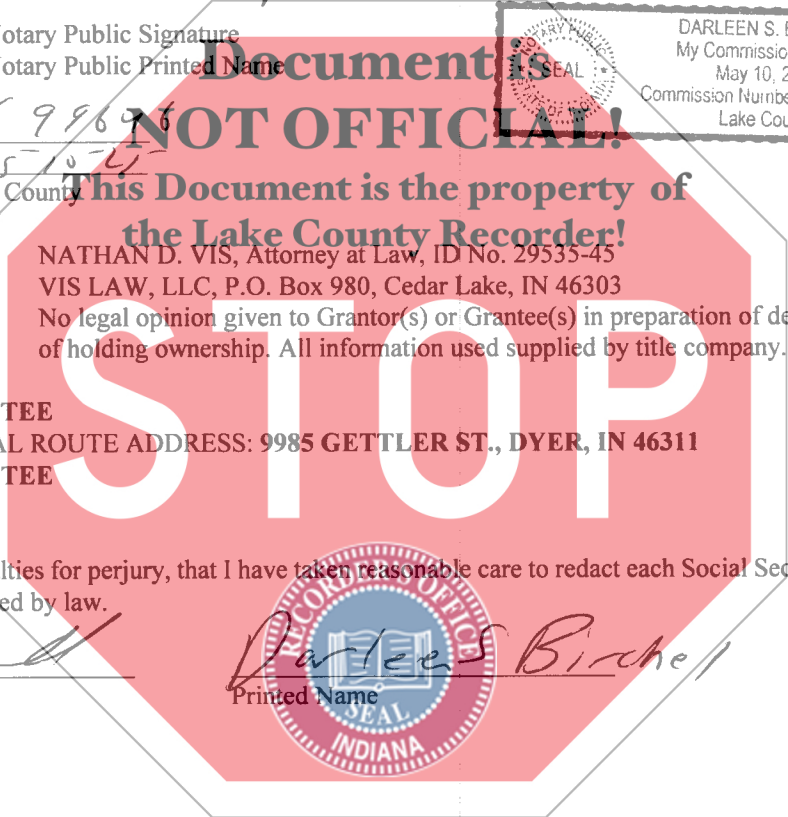
NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303  
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: **9985 GETTLER ST., DYER, IN 46311**  
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.

Darleen S. Birchel  
Signature

Darleen S. Birchel  
Printed Name



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A PORTION OF LOT 194, IN PRAIRIE TRAILS PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93 PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 194; THENCE SOUTH 89 DEGREES 55 MINUTES 12 SECONDS EAST, 44.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 194, 25.10 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS EAST, 121.26 FEET TO THE SOUTH LINE OF LOT 194; THENCE NORTH 89 DEGREES 55 MINUTES 12 SECONDS WEST ALONG SAID SOUTH LINE, 25.10 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, 121.26 FEET TO THE POINT OF BEGINNING.**

