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**2020-068004**

2020 Sep 25

8:51 AM

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

**WARRANTY DEED**

**File No.:** CTNW2004328-MSW  
CT Valparaiso LLC

**THIS INDENTURE WITNESSETH**, that Elizabeth J. Rossi (Grantor) CONVEY(S) AND WARRANT(S) to Calvin Fulton and Judy Fulton, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 3425 W. 61st Ave., Hobart, IN 46342

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 4th day of September, 2020.

*Elizabeth J. Rossi*  
Elizabeth J. Rossi

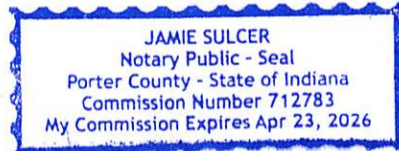
STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Elizabeth J. Rossi who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 4th day of September, 2020

Signature: *Jamie Sulcer*  
Printed: Jamie Sulcer  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: April 23, 2026



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 3425 W. 61st Ave.  
Hobart, IN 46342

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: Dena Phillips Farling.

*\$1250-*  
*CHT* 1820801875

*② CTNW 2004328*

**CHICAGO TITLE COMPANY, LLC**

*JFB*

043531

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Warranty Deed

CERTIFICATE OF PROOF

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

\_\_\_\_\_  
Witness Signature

Witness Name (Jennifer Church)

PROOF:

State of Indiana

County of Porter

Before me, a Notary Public in and for said County and State, on 09/04/2020 , personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Elizabeth J. Rossi to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Elizabeth J. Rossi execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 4th day of September, 2020

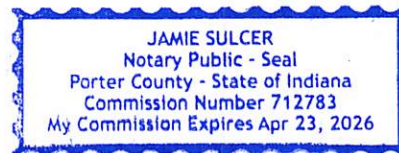
Signature: \_\_\_\_\_

Printed: Jamie Sulcer

Resident of: Porter County

State of: INDIANA

My Commission expires: April 23, 2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-12-11-226-003.000-046**

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PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PM DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 409 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 366 FEET; THENCE SOUTH 462 FEET; THENCE EAST 366 FEET; THENCE NORTH 462 FEET TO THE POINT OF BEGINNING ALL IN LAKE COUNTY, INDIANA

EXCEPTING THEREFROM THE NORTH 10 FEET CONVEYED TO LAKE COUNTY, INDIANA

AND FURTHER EXCEPTING THAT PORTION CONVEYED TO THE CITY OF HOBART, INDIANA BY DEED THAT RECORDED AS DOCUMENT NO. 2005 034680 WHICH IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS WEST (BEARINGS BASED ON THE LOCATION CONTROL ROUTE SURVEY PLAT, PROJECT CM-9945, AS RECORDED IN INSTRUMENT NUMBER 2004 015849 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 409.00 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 06 MINUTES 16 SECONDS WEST 20.00 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND TO THE SOUTH BOUNDARY OF 61ST AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 06 MINUTES 16 SECONDS WEST 9.32 FEET ALONG SAID EAST LINE; THENCE NORTH 84 DEGREES 48 MINUTES 45 SECONDS WEST 119.28 FEET TO POINT "4106" DESIGNATED ON SAID PARCEL PLAT, WHICH POINT IS ON THE SOUTH BOUNDARY OF 61ST AVENUE; THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS EAST 118.82 FEET ALONG THE BOUNDARY OF SAID 61ST AVENUE TO THE POINT OF BEGINNING.