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2020-072924

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

2020 Oct 14 8:36 AM

WARRANTY DEED

File No.: FNW2004536RJW

**THIS INDENTURE WITNESSETH**, that Tracey DeLeo and Richard DeLeo (Grantor) CONVEY(S) AND WARRANT(S) to Joseph Sadzewicz and Crystal Sadzewicz, 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 Porter County in the State of Indiana, to wit:

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



Property: 15481 South Grove Ave., Hebron, IN 46341

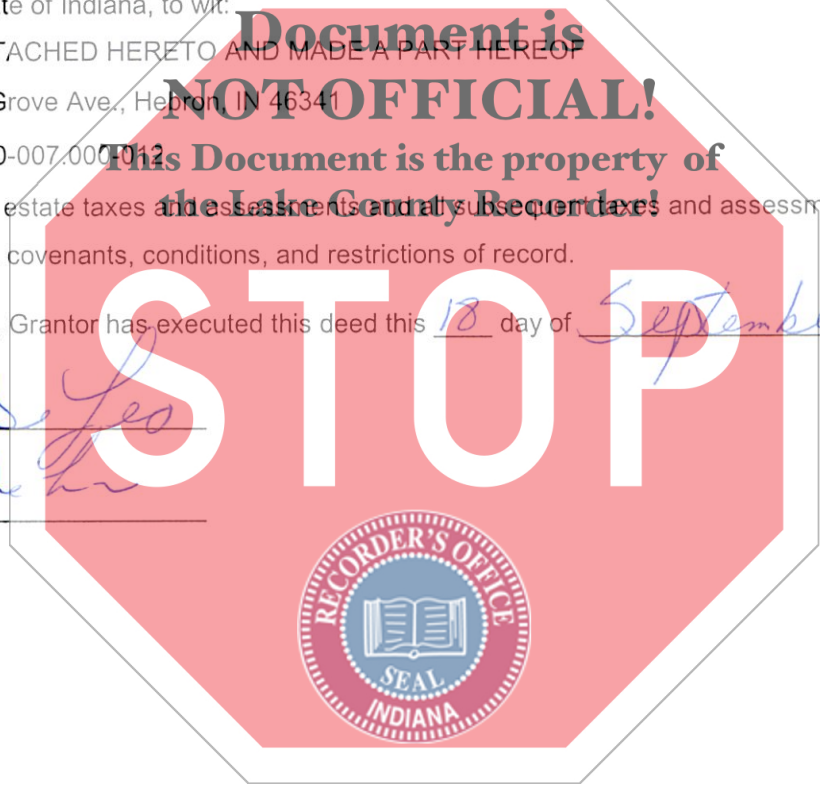
Tax ID No.: 45-20-02-400-007.000012

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 18 day of September, 2020.

  
\_\_\_\_\_  
Tracey DeLeo  
  
\_\_\_\_\_  
Richard DeLeo



FIDELITY NATIONAL  
TITLE COMPANY  
FNW2004536

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

CK#1820704772

25  
RM

026898

STATE OF Indiana

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Tracey DeLeo and Richard DeLeo who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 14th day of September, 2020

Signature: [Handwritten Signature]  
Printed: Tina Poling  
Resident of: Lake  
State of: Indiana  
My Commission expires: 1-6-2024



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 15481 South Grove Ave.  
Hebron, IN 46341

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: Rose Kuckson.

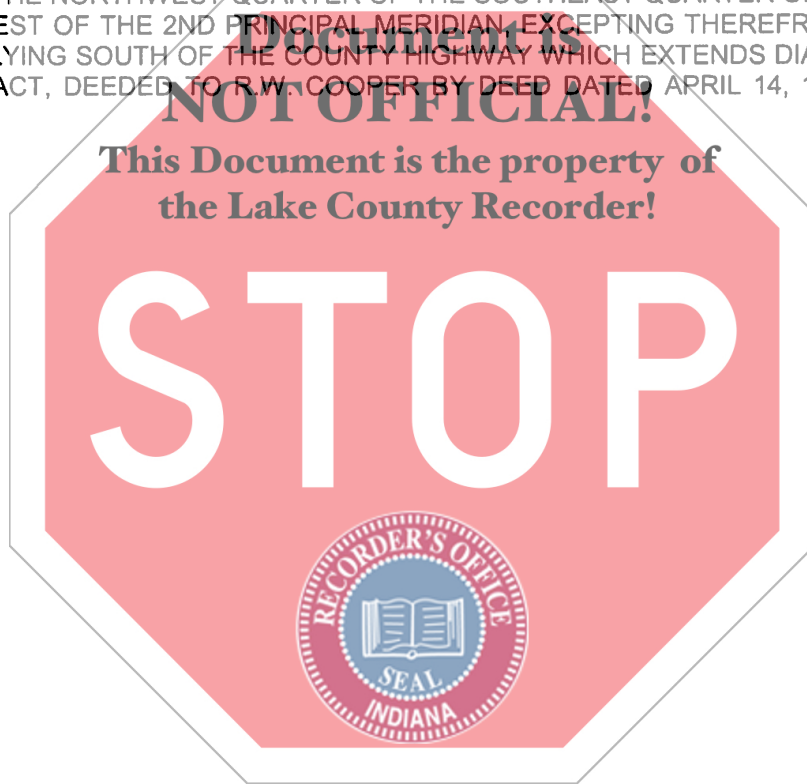
**Return To:** Joseph Sadzewicz and Crystal Sadzewicz  
15481 South Grove Ave.  
Hebron, IN 46341

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-20-02-400-007.000-012**

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THE SOUTH 8 ACRES LYING NORTH OF THE PHYSICAL CENTERLINE OF SOUTH GROVE ROAD OF THE FOLLOWING DESCRIBED PARCELS OF LAND TO-WIT: THE WEST 9 ACRES OF THE NORTHEAST QUARTER AND THE EAST 5 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART ON THE SOUTH END THEREOF LYING SOUTH OF THE COUNTY HIGHWAY WHICH EXTENDS DIAGONALLY ACROSS THE ABOVE DESCRIBED TRACT, DEEDED TO R.W. COOPER BY DEED DATED APRIL 14, 1952, IN LAKE COUNTY, INDIANA.



CERTIFICATE OF PROOF

File No.: FNW2004536RJW

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

[Handwritten Signature]  
Witness Signature

Renée J. [Handwritten]  
Witness Name



PROOF:

STATE OF Indiana

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on September 24, 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 Tracey DeLeo and Richard DeLeo to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Tracey DeLeo and Richard DeLeo execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

[Handwritten Signature]  
NOTARY PUBLIC

Printed: Tina Poling

Resident of: Lake County

State of: Indiana

My Commission expires: 1-6-2024



**CERTIFICATE OF PROOF**  
(continued)

**Property Address:** 15481 South Grove Ave., Hebron, IN 46341

**Grantee's Address and Tax Mailing Address:** 15481 South Grove Ave.  
Hebron, IN 46341

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: Rose Kuickson.

**Instrument prepared by:** Timothy R. Kuiper  
Ausigen Kuiper Casalis P.C.  
130 North Main Street, Crown Point, IN 46307

