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2020-073023

2020 Oct 14

8:38 AM

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

WARRANTY DEED

File No.: FNW2004053R

**THIS INDENTURE WITNESSETH**, that Guy E. Sternberg and Sandra Sternberg, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Timothy J. Ritchie (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: 7755 E 123rd Ave., Crown Point, IN 46307

Tax ID No.: 7750 45-17-17-430-11-000-047

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 15 day of October, 2020.

Guy E. Sternberg

Sandra Sternberg



FIDELITY NATIONAL  
TITLE COMPANY

FNW2004053

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

CK#1820704773  
027033

HB  
\$25.00

STATE OF Arizona  
COUNTY OF Maricopa

Before me, a Notary Public in and for said County and State, personally appeared Guy E. Sternberg and Sandra Sternberg 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 5 day of October, 2020

Signature: Dawn M. Tyson  
Printed: Dawn M. Tyson  
Resident of: Maricopa County  
State of: Arizona  
My Commission expires: 09-30-2024

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

DAWN M. TYSON  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 588273  
Expires September 30, 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:** <sup>50</sup> 7755 E 123rd Ave.  
Crown Point, IN 46307

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: Amy J. Guistolis

**Return To:** Timothy J. Ritchie  
7755 E 123rd Ave.  
Crown Point, IN 46307



CERTIFICATE OF PROOF

File No.: FNW2004053R

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

Douglas M Kubler  
Witness Signature

Douglas M Kubler  
Witness Name



PROOF:

STATE OF Arizona

COUNTY OF Maricopa

Before me, a Notary Public in and for said County and State, on October 7, 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 Guy E. Sternberg and Sandra Sternberg to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Guy E. Sternberg and Sandra Sternberg execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Dawn M. Tyson  
NOTARY PUBLIC

Printed: Dawn M. Tyson

Resident of: Maricopa County

State of: Arizona

My Commission expires: 09/30/2024



DAWN M. TYSON  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 688273  
Expires September 30, 2024

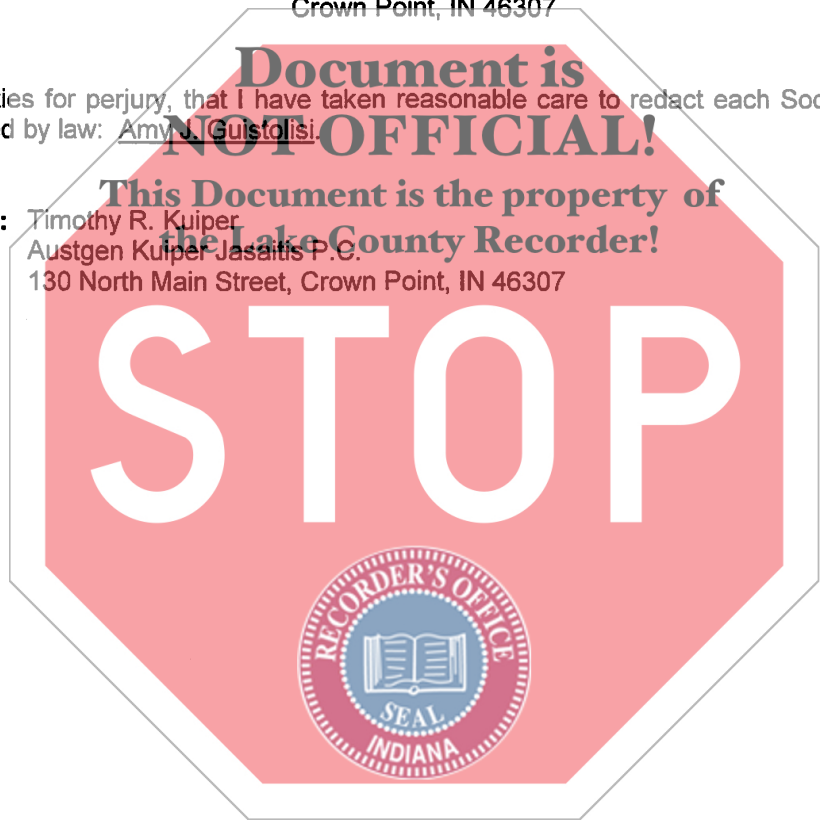
**CERTIFICATE OF PROOF**  
(continued)

**Property Address:** 7755 E 123rd Ave., Crown Point, IN 46307

**Grantee's Address and Tax Mailing Address:** 7755 E 123rd Ave.  
Crown Point, IN 46307

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: Amy J. Gustolisi

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-17-17-430-011.000-047**

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LOT 123 IN STONEGATE SUBDIVISION, PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101 PAGE 16, AND AS AMENDED BY CERTIFICATE OF CORRECTION, RECORDED MARCH 18, 2008, AS DOCUMENT NO. 2008-019407, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

