2020 Dec 8

10:19 AM

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

WARRANTY DEED

HIS INDENTURE WITNESSETH, that Kenneth D. Zimmerman and Christine A. Zimmerman, husband and wife, Convey and Warrant to KYLE A. MENNA, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

PART OF LOT NUMBERED 1, IN KOEDYKER FARMS 1ST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26 PAGE 17, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED IN ONE TRACT AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, SAID POINT BEING 568.70 FEET WEST OF THE SOUTHEAST COMER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES 18 SECONDS WEST, ALONG SAID SOUTH LINE, 199. 13 FEET TO THE CENTER LINE OF ROSS ROAD, THENCE NORTH 20 DEGREES 36 MINUTES 10 SECONDS WEST, ALONG SAID CENTER LINE, 160.21 FEET TO THE SOUTH LINE OF SAID LOT 1 EXTENDED WESTERLY; THENCE SOUTH 89 DEGREES 13 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH LINE EXTENDED, 21 48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 20 DEGREES 36 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1,78.53 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 54 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 1, 224.99 FEET TO WEST LINE OF THE EAST 100.00 FEET OF SAID LOT 1: THENCE SOUTH 00 DEGREES 20 MINUTES 24 SECONDS WEST, ALONG \$AID WEST LINE, 73 13 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 13 MINUTES 54 SECONDS WEST, ALONG SAID SOUTH LINE, 62.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 24 SECONDS WEST, 149.50 FEET TO THE POINT OF BEGINNING.

Common Address: 4665 Ross Road, Gary IN 46408

PIN 45-07-36-228-014.000-001

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 03 2020

JOHN E. PETALAS LAKE COUNTY AUDITOR

Subject to covenants, easements and restrictions of 1 Subject to all real estate taxes and assessments for the real 2019 and payable in 2020 and all subsequent real estate taxes and assessments which become due and payable

The undersigned certifies that to the best of her knowledge, that Certain Power of Attorney dated May 28, 2009, and recorded, 2020, as Document No, in the Office of the Recorder of Lake County, Indiana, wherein Kenneth Dale Zimmerman appointed the undersigned as his Attorney-In-Fact, has not been revoked or terminated by death or otherwise.	
IN WITNESS WHEREOF, Kenneth D. Zimmerman and Christine A. Zimmerman, have hereunto set their hand(s), dated November 23, 2020.	
Kenneth D. Zimmerman, by Christine A. Zimmerman, hi	
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Christine A. Zimmerman	are the second s
STATE OF INDIANA))SS:	
COUNTY OF LAKE	4 ()
Before me, a Notary Public in and for said County	
Kenneth D. Zimmerman by Christine A. Zimmerman, his Zimmerman and acknowledged the execution of this deep	attorney in fact, and Christine A.
Zimmerman and acknowledged the execution of this deep	
WITNESS my hand and Notarial scalethis November 1. Witness on Notary Public Lisa M. Matson, Notary Public LAKE COUNTY Commission Notary Public LAKE COUNTY Commission N	SEAL" ATSON C-INDIANA INDIANA C-GRAFEA
My County of Residence: Lake My Commission No.: 678758	res 02/01/2024
Wy Commission No	
No legal opinion given to grantors or grantees regarding information used in preparation of document was supplied	
I affirm, under the penalties for perjury, that thave taken security number in the document, unless required by law.	
This instrument prepared by: Daniel W. Granquist, Attorney at Law, 1070 S. Calumet	Road, Unit 892, Chesterton, IN 46304.
Grantee address, and Send tax bills to: Kyle A. Menna 4665 Ross Road, Gary IN 46408	PLEASE RETURN TO: BARRISTER TITLE 15000 S CICERO AVE #300 OAK FOREST, IL 60452

CERTIFICATE OF PROOF

WITNESS to the signature(s) of the above-named Kenneth D. Zimmerman by Christine A. Zimmerman, his attorney in fact, and Christine A. Zimmerman, Grantor(s)/Signor(s)/Principal(s)/Authorized Representative(s) on the foregoing instrument. EXECUTED AND DELIVERED in my presence:

Mary Jo Hall

STATE OF INDIANA

SS:

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared the above-named Witness 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, deposes and says that the foregoing instrument was executed and delivered by the above-named Grantor(s)/Signor(s)/Principal(s)/Authorized Representative(s) in the presence of the above-named Witness, and that the above-named 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 November 23, 2020.

Lisa M. Matson, Notary Public

My Commission Expires: 02/01/2024

My County of Residence: Lake

My Commission No.:

678758

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

This instrument prepared by:

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.