

2020-089693

2020 Dec 8

10:19 AM

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

WARRANTY DEED

T*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 CORNER OF THE NORTHEAST
QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 03
MINUTES 18 SECONDS WEST, ALONG SAID SOUTH LINE, 99.18 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, 178.53 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 SAID
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 year 2019 and payable in 2020 and all
subsequent real estate taxes and assessments which become due and payable

25.00
CCH 29915
KK
E

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:

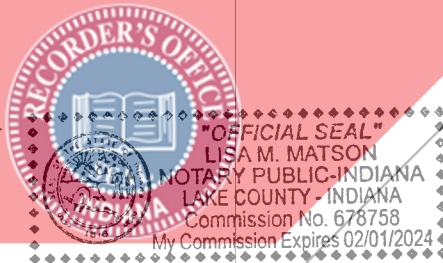
Mary Jo Hall
Mary Jo Hall

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.