

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-024935

8:58 AM 2021 Mar 19

Property Number:
45-16-06-254-055.000-042

Tax Mailing Address:
945 EASY ST UNIT C
CROWN POINT IN 46307-2693

WARRANTY DEED

THIS INDENTURE WITNESSETH that Richard Zimmermann and Anne Zimmermann, husband and wife, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

Nancy Salerno Burton and Frank Salerno,

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Part of Lot 15, in White Hawk Country Club, Phase Two, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 83 page 59, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said Lot 15; thence North 00 degrees 24 minutes 02 seconds East, along the East line of said Lot 15, a distance of 69.28 feet to the point of beginning; thence North 87 degrees 49 minutes 11 seconds West, a distance of 115.06 feet to a point on the West line of said Lot 15; thence North 00 degrees 24 minutes 02 seconds East, along the West line of said Lot 15 a distance of 46.54; thence South 89 degrees 35 minutes 58 seconds East, a distance of 115.00 feet to a point on the East line of said Lot 15 thence South 00 degrees 24 minutes 02 seconds West, along the East line of said Lot 15, a distance of 50.12 feet to the point of beginning, all in the City of Crown Point, Indiana.

Site Address (per Lake County Auditor's Records):

945C Easy Street
Crown Point, IN 46307

Mailing Address (per U.S. Postal Service):

945 EASY ST UNIT C
CROWN POINT IN 46307-2693

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2020 payable in 2021 and thereafter.

(Warranty Deed - GITC File No. IN011108 - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

IN011108

Greater Indiana Title Company

25-121
35733

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IN WITNESS WHEREOF, Richard Zimmermann and Anne Zimmermann, husband and wife, have executed this WARRANTY DEED on this 3rd day of March, 2021.


Richard Zimmermann


Anne Zimmermann

State of Indiana)
) SS:
County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Richard Zimmermann and Anne Zimmermann, husband and wife, and acknowledged the execution of the foregoing Warranty Deed, as their voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 3rd day of March, 2021.



Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Porter

Notary's Commission Expires: 8-19-28

After recording return to and Mailing Address of Grantees:

Nancy Salerno Burton and Frank Salerno
945 EASY ST UNIT C
CROWN POINT IN 46307-2693

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN011108.