

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 27 2021 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-13-08-400-003.000-028

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Lawrence Cupka

CONVEY(S) AND WARRANT(S) TO

BTG Advisors LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

This deed is executed pursuant to a Power of Attorney from Lawrence Cupka to Joe Cupka dated April 19, 2021 and recorded 04/27/2021 as Instrument No. 2021-505997 in the Office of the Recorder of Lake County, Indiana.

Joe Cupka, upon oath, states that he and/or she has no knowledge of the revocation or termination of the aforesaid Power of Attorney by reason of the death or incompetence of Lawrence Cupka, grantor of said Power of Attorney as of the date of execution of this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23rd day of April, 2021.

Lawrence Cupka by Joe Cupka, his Attorney in fact
Lawrence Cupka by Joe Cupka, his attorney in fact

POA Recorded as Instrument No. 2021-505997

MTC File No.: 20-48036 (UD)

Page 1 of 3

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Lawrence Cupka by Joe Cupka, his attorney in fact** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

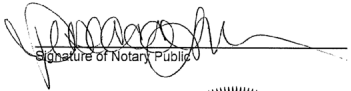
WITNESS, my hand and Seal this 23rd day of April, 2021.

My Commission Expires:

Commission No.

Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Signature of Notary Public

Printed Name of Notary



Property Address:
7761 East Miller Lane
Hobart, IN 46342

Grantee's Address and Mail Tax Statements To:
374 E WOOD
VALPARAISO, IN 46383

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. Andrew R. Drake

EXHIBIT A

Part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 35 North, Range 7 West of the Second Principal Meridian described as follows: Beginning at the Northeast corner of said Southeast 1/4; thence South along the East line of said Section 667.03 feet; thence deflecting 90 degrees 41 minutes to the right and Westerly 465.67 feet; thence deflecting 14 degrees 51 minutes to the right and Northwesterly 164.67 feet to the point of beginning of the tract of land herein described; thence continuing Northwesterly along the last described line 468 feet; thence deflecting 90 degrees to the left, and Southwesterly 831.7 feet more or less to the South line of said Northeast quarter of the Southeast quarter; thence East along said South line 482.5 feet; thence Northeasterly 706.6 feet to the place of beginning in Lake County, Indiana, EXCEPT the West 234 feet by parallel lines thereof.

County of Lake County Recorder