

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-0007, 1

2021 50667

04/27/2021 01:18PM

Total Fees: 25.00

By: TS

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 27 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

crnwa102112

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, **Karen A. Doffin**, a widow CONVEY AND WARRANTS to: **JGWHEY Farms, LLC**, of 18702 Burnham Avenue, Lansing, IL 60438 for and in consideration of the sum of TEN AND NO/100-----(\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, IN, to wit:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 35, 1500.25 FEET; THENCE NORTH 24 DEGREES 09 MINUTES 30 SECONDS EAST, 259.18 FEET TO THE POINT OF BEGINNING BEING 40.00 FEET FROM THE CENTER LINE OF THE WEST 101ST AVENUE PAVEMENT; THENCE CONTINUING NORTH 24 DEGREES 09 MINUTES 30 SECONDS EAST, 105.90 FEET; THENCE NORTH 28 DEGREES 10 MINUTES 10 SECONDS WEST, 121.25 FEET; THENCE NORTH 65 DEGREES 50 MINUTES 30 SECONDS WEST, 118.19 FEET; THENCE SOUTH 24 DEGREES 09 MINUTES 30 SECONDS WEST, 180.00 FEET TO A POINT 40.00 FEET FROM THE SAID CENTER LINE; THENCE SOUTH 65 DEGREES 50 MINUTES 30 SECONDS EAST, 214.16 FEET TO THE POINT OF BEGINNING.

Parcel No.: 45-11-35-377-001.000-032

Commonly known as: 7414 W. 101st Avenue, Crown Point, IN 46307

SUBJECT TO THE FOLLOWING:

1. The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. Taxes for the year 2021, and all subsequent years;
3. Roads and highways, streets, and alleys;
4. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.

THE CROWN POINT INSURANCE COMPANY

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 621-6007, 1

IN WITNESS WHEREOF, this 22<sup>nd</sup> day of April, 2021

Karen A. Doffin (SEAL)  
Karen A. Doffin

STATE OF IN )  
COUNTY OF Lake ) SS

Before me, the undersigned, this 22<sup>nd</sup> day of April, 2021, came, Karen A. Doffin and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.



\_\_\_\_\_  
Notary Public Karen Craig

THIS INSTRUMENT PREPARED BY: SCOTT R. WHEATON, ATTORNEY AT LAW  
3108 RIDGE ROAD  
LANSING, IL 60438

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. Scott R. Wheaton

MAIL DEED & TAX BILL TO:

JGWHEY Farms, LLC  
7414 W. 101st Avenue  
Crown Point, IN 46307

Property of Lake County Recorder