

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-039757

8:48 AM 2021 May 27

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that

**Sergio H. Urquiza (Grantor)**, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to

**Kubiak Properties, Inc. an Indiana Corporation (Grantee)**, the following described real estate in Lake County, Indiana:

### PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA. ALSO THE EAST 200 FEET OF THE WEST 1320 FEET OF THE SOUTH 267 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA. ALSO THE EAST 50 FEET OF THE EAST 100 FEET OF THE WEST 1120 FEET OF THE SOUTH 267 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA. ALSO THE WEST 50 FEET OF THE EAST 100 FEET OF THE WEST 1120 FEET OF THE SOUTH 267 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 26 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

### PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, LYING NORTH OF THE CENTERLINE OF VERMILLION DRIVE, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 592.19 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTH 89

Heartland  
Title Services, Inc.  
101 E. 90th Drive Suite C  
Merrillville, IN 46410

# 3487

21-3385

35.00  
kt

# NOT AN OFFICIAL DOCUMENT

DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 391.42 FEET;  
THENCE NORTH 58 DEGREES 30 MINUTES 32 SECONDS EAST, A  
DISTANCE OF 89.01 FEET; THENCE NORTH, A DISTANCE OF 119.74 FEET;  
THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, A  
DISTANCE OF 50 FEET; THENCE NORTH, A DISTANCE OF 98.71  
FEET; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, A  
DISTANCE OF 417.42 FEET; THENCE SOUTH 264.71 FEET TO THE POINT  
OF BEGINNING.

Property Address: 12611 Cline Avenue, Cedar Lake, IN 46303

Parcel No. 45-15-14-376-004.000-043 and 45-15-23-101-001.000-043

Subject to building lines, easements, rights of way, restrictions, conditions, covenants, and assessments of record; to real estate taxes for 2020, payable in 2021, and subsequent years; to any and all unsafe building proceedings, liens, findings, conclusions, and orders; and to questions of survey.

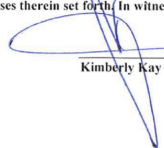
Dated this 17<sup>th</sup> day of May, 2021

  
Sergio H. Urquiza

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said county and state, this 17 day of May, 2021, personally appeared Sergio H. Urquiza, personally known to me to be the same person whose name is subscribed to the foregoing deed and acknowledged the execution of the foregoing deed as his free and voluntary act for the uses and purposes therein set forth. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:  
10/29/2024

  
Kimberly Kay Schultz, Notary Public

Resident of JASPER  
County, Indiana



This instrument prepared by:  
Robert B. Golding, Jr.  
P.O. Box 175  
Dyer, IN 46311  
Attorney # 10827-45

Mail tax bills to:  
2525 Waymaker Way  
Austin, TX 78746

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. 