

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 2021-06-21, 11:35:11

2021 514313

STATE OF INDIANA

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

06/21/2021 03:30PM
Total Fees: 25.00
By: JS
Pg #: 2

LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Jun 21 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MAIL TAX BILLS TO:
Angela M. Wallace
Ryan M. Wallace
2538 Ridge Road
Highland, IN 46323

GRANTEE ADDRESS:
2538 Ridge Road
Highland, IN 46323

PARCEL NO.:
45-07-21-356-016.000-026
45-07-21-356-053.000-026

WARRANTY DEED

THIS INDENTURE WITNESSETH, that MATTHEW A. MECH of Lake County in the State of Indiana ("Grantor"), conveys and warrants to ANGELA M. WALLACE and RYAN M. WALLACE of Lake County in the State of Indiana, ("Grantees"), as joint tenants with right of survivorship, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

UNITS 48 AND 85 OF EAGLE RIDGE, A HORIZONTAL PROPERTY REGIME CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NUMBER 95023865 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 95023866 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 95045984 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Commonly known as 8821 Schneider Ave., Unit 48, Highland, IN 46322.

Subject, nevertheless, to the following:

1. Real Estate Taxes for the year 2021 and subsequent years, not yet due and payable.
2. Easements, conditions, restrictions, and such other matters as appearing in the records of the Recorder of Lake County, Indiana.
3. Applicable building codes and zoning ordinances.

Dated this 11 day of June, 2021.

Matthew Mech
MATTHEW A. MECH

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared MATTHEW A. MECH, known to me, and acknowledged the execution of this instrument this 11th day of June, 2021.

My Commission Expires: July 16, 2027
County of Residence: Lake
Commission Number: NP0721366

Susan E. Stammis
Susan E. Stammis, Notary Public



SUSAN STAMMIS, Notary Public
Lake County, State of Indiana
Commission Number NP0721366
My Commission Expires July 16, 2027

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. Layne C. Marino

This instrument prepared by:

Layne C. Marino, Burke Costanza & Carberry LLP
9191 Broadway Merrillville, IN 46410