

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-046568

12:08 PM 2021 Jul 13

DOCUMENT TYPE TO RECORD

## WARRANTY DEED

RETURN RECORDED DEED TO  
& MAIL FUTURE TAX BILLS TO

MR. DERRICK N. DONLADSON  
& MS. SHARESE E. DONALDSON

OF 702 BRIARWOOD DRIVE  
DYER, INDIANA 46311

DOCUMENT PREPARED BY:

THE LOOMARTEE LAW GROUP  
625 E. 170TH ST., UNIT 2 EAST  
SOUTH HOLLAND, IL. 60473  
ATTORNEY BRITTANY A. CHHUTANI

WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5

Now comes the OWNER,

**GRANTOR: MR. DERRICK N. DONALDSON** (a MARRIED MAN)

of 702 BRIARWOOD DRIVE IN DYER, INDIANA 46311, LAKE COUNTY, in ST. JOHN TOWNSHIP  
For and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID,  
DOES NOW CONVEY AND WARRANT on this 26TH DAY OF JUNE IN THE YEAR 2021 to the following GRANTEES for  
which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

"I AFFIRM, UNDER THE PENALTIES FOR  
PERJURY THAT I HAVE TAKEN REASON-  
ABLE CARE TO REDACT EACH SOCIAL  
SECURITY NUMBER IN THIS DOCUMENT,  
UNLESS REQUIRED BY LAW."  
PREPARED BY: SNG

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 13 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



# NOT AN OFFICIAL DOCUMENT

WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5 PAGE 2

GRANTEE A: MR. DERRICK N. DONALDSON (a MARRIED MAN); &

GRANTEE B: MS. SHARESE E. DONALDSON (a MARRIED WOMAN)

A S T E N A N T S B Y T H E E N T I R E T Y

both now of 702 BRIARWOOD DR. in DYER, INDIANA 46311, LAKE COUNTY, in ST. JOHN TWP.

THE FOLLOWING REAL PROPERTY SITUATED IN LAKE COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 702 BRIARWOOD DR., DYER, INDIANA 46311

TAX ID NUMBER: 45-11-06-151-001.000-034 | LEGAL DESCRIPTION: PAGE <sup>FOUR</sup> ~~THREE~~

FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MR. DERRICK N. DONALDSON, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON NOVEMBER 15TH, 2017 AND RECORDED ON NOVEMBER 22ND, 20212 with the LAKE COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 2017079478.

Finally, the GRANTOR: MR. DERRICK N. DONALDSON (A MARRIED MAN), does now hereby WAIVE & RELEASE ALL RIGHTS and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF INDIANA to the GRANTEE LISTED ABOVE, SPECIFICALLY, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON, LOCATED AT 702 BRIARWOOD DRIVE, IN DYER, INDIANA 46311 in FEE SIMPLE.

  
GRANTOR: MR. DERRICK N. DONALDSON - 100% OWNER OF RECORD

6/26/2021  
DATE SIGNED ABOVE:

# NOT AN OFFICIAL DOCUMENT

WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5 PAGE 3

## NOTARY VERIFICATION SECTION

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, THE BELOW-SIGNED, A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that MR. DERRICK N. DONALDSON appeared before me on THE ABOVE-LISTED DATE and affixed his signature to the foregoing WARRANTY DEED under his own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP OR SEAL BELOW:**

*Brittany A. Chhutani*

**PRINTED NAME OF NOTARY PUBLIC**

*Brittany A. Chhutani 12/30/2023*

**SIGNATURE & DATE NOTARIZED ABOVE:**

PAGE 2 OF 4 including GGA



Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5 PAGE 4

## **ATTACHED LEGAL DESCRIPTION**

LOT FIFTY-SIX (56) IN PARK VIEW TERRACE SECOND (2ND) ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK FORTY-FIVE (45), PAGE ONE-HUNDRED TWENTY-FIVE (125), IN LAKE COUNTY, INDIANA.

Lake County Recorder


# NOT AN OFFICIAL DOCUMENT

WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5 PAGE 5

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY INDIANA CODE §32-21-2-3(a)

**GRANTOR SECTION: MR. DERRICK N. DONALDSON**

The GRANTOR, MR. DERRICK N. DONALDSON, does now affirm that to the best of his knowledge, the GRANTEE, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON shown on the foregoing WARRANTY DEED are authorized to acquire and hold title to real estate under the laws of the STATE OF INDIANA.

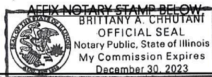
  
GRANTOR SIGNATURE ABOVE: MR. DERRICK N. DONALDSON

6/26/2021  
DATE SIGNED ABOVE:

**GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

I, THE BELOW-SIGNING NOTARY PUBLIC while in the STATE OF ILLINOIS, do hereby now swear and affirm that MR. DERRICK N. DONALDSON did appear before me on the ABOVE-REFERENCED DATE, and affixed his respective signature to the above STATEMENT BY GRANTOR under his own free and voluntary act, while free from any undue influence.

  
NOTARY PUBLIC SIGNATURE ABOVE:



# NOT AN OFFICIAL DOCUMENT

## WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5 PAGE 6

**GRANTEE SECTION: MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON**

The GRANTEES, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON do now hereby swear that to the best of their knowledge the GRANTEES, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON shown on the foregoing WARRANTY DEED are authorized to acquire and hold title to real estate under the laws of the STATE OF INDIANA.



GRANTEE SIGNATURE ABOVE: AGENT FOR MR. DERRICK N. DONALDSON

6/26/2021

DATE SIGNED ABOVE:

Sharese E. Donaldson

GRANTEE SIGNATURE ABOVE: AGENT FOR MS. SHARESE E. DONALDSON

6/26/21

DATE SIGNED ABOVE:

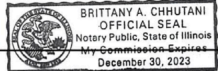
**GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE GRANTEES, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON did appear before me on the ABOVE-REFERENCED DATE, and affixed their respective signatures to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.

Brittany A. Chhutani

NOTARY-PUBLIC SIGNATURE ABOVE:

**AFFIX NOTARY STAMP BELOW:**



# NOT AN OFFICIAL DOCUMENT

WARRANTY DEED, PURSUANT TO INDIANA CODE §36-2-11-16.5 PAGE 7

RELEASE OF LIABILITY STATEMENT BY PREPARER

THIS INSTRUMENT WAS PREPARED BY ATTORNEY BRITTANY A. CHHUTANI, OF THE LOOMARTEE LAW GROUP LLC, LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, IN SOUTH HOLLAND, ILLINOIS 60473 AT THE SPECIFIC REQUEST OF THE OWNER, AND IS BASED SOLELY ON INFORMATION SUPPLIED BY THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY THE OWNER'S EXECUTION OF THIS DOCUMENT, OR, BY THE ACCEPTANCE BY THE BENEFICIARIES.

---

Office of Lake County Recorder