

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 12 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Property Number:  
45-11-16-207-039.000-036

Tax Mailing Address:

245W Joliet St Apt. 207  
Schererville IN 46375

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that **Michael C. McCormick and Daniel Duron**,  
Grantors, of Lake County, in the State of Indiana, **Convey and Warranty to**

Robert Zemaitis Jr.

Grantee(s), of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Apartment No. 207 in Building known as 245 Joliet Street, Schererville, Indiana in Le'Jardin Horizontal Property Regime, as per Declaration recorded December 19, 1985 as Document No. 833653 and Plat recorded December 19, 1965 as Document No. 833654 and amended by First Amendment to the Declaration recorded January 3, 1986 as Document No. 835464; and all subsequent amendments thereto, together with an undivided interest appurtenant to said Unit and recorded in the Office of the Recorder of Lake County, Indiana.

Site Address (per Lake County Auditor's Records): 245 Joliet Street Apt. 207  
Schererville, IN 46375

Mailing Address (per U.S. Postal Service): 245 W JOLIET ST APT 207  
SCHERVILLE IN 46375-1460

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2020 payable in 2021 and thereafter.

(Warranty Deed – GITC File No. IN012221 - Page 1 of 2)

IN012221

**Greater Indiana Title Company**

IN WITNESS WHEREOF, Michael C. McCormick and Daniel Duron have executed this WARRANTY DEED on this 25<sup>th</sup> day of June, 2021.

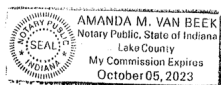
Michael C. McCormick  
Michael C. McCormick

Daniel Duron  
Daniel Duron

State of Indiana )  
                                  ) SS:  
County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael C. McCormick and Daniel Duron and acknowledged the execution of the foregoing Warranty Deed as their voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 25<sup>th</sup> day of June, 2021.



Notary's Signature: [Signature]  
Notary's Printed Name: Amanda M. Van BEEK

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantee(s):  
Robert Zemaitis Jr.  
245 W. Soliet St. Apt. 207  
Schererville IN 46375

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN012221.