

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY INDIANA, 021-11895, 1

2021 518955

07/21/2021 01:39PM

Total Fees: 25.00

By: KNK

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

AT 2105052
TAX: LD. NO. 45-07-28-129-006.000-026

THIS INDENTURE WITNESSETH, That JAMES R. SECVIAR AND PATRICIA L. SECVIAR, HUSBAND AND WIFE, (GRANTOR), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to ADAM J. KERN AND CHRISTINA R. KERN, HUSBAND AND WIFE, (GRANTEE), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) 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:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: 8932 KENNEDY AVE., HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022 AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 1 day of July, 2021.

James R. Secviar
JAMES R. SECVIAR

Patricia L. Secviar
PATRICIA L. SECVIAR

STATE OF INDIANA, COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of July, 2021, personally appeared: JAMES R. SECVIAR AND PATRICIA L. SECVIAR and acknowledged the execution of the foregoing deed. In witness whereof, I have herunto subscribed my name and affixed my official seal.

My commission expires: 1/8/2026
Resident of Lake County

Signature *JAMES*
Printed Jennifer Armes, Notary Public

STATE OF INDIANA, COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of July, 2021, personally appeared: and acknowledged the execution of the foregoing deed. In witness whereof, I have herunto subscribed my name and affixed my official seal.

My commission expires: 1/8/2026
Resident of Lake County

Signature *JAMES*
Printed Jennifer Armes, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 8932 KENNEDY AVE., HIGHLAND, IN 46322
SEND TAX BILLS TO: GRANTEE

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.

James J
Signature of Preparer

Jared Gutierrez
Printed Name of Preparer

①

EXHIBIT "A"

TAX I.D. NO: 45-07-28-129-006.000-026

Lot 1, except the West 10 feet thereof, Block 1 in Hook's Addition to Highland, as per plat thereof, recorded in the Office of the Recorder of Lake County, Indiana, excepting therefrom the parcel described as follows: Commencing at the Northeast corner of Lot 1; thence South 00 degrees 10 minutes 28 seconds West 4.64 feet along the east line of said lot to the point of beginning of this description; thence continuing South 00 degrees 10 minutes 28 seconds East 12.00 feet along the east line of said lot; thence South 89 degrees 49 minutes 32 seconds West 3.00 feet to point "218" as designated on said Parcel Plat; thence North 00 degrees 10 minutes 28 seconds West 12.00 feet to point "219" as designated on said Parcel Plat; thence North 89 degrees 49 minutes 32 seconds East 3.00 feet to the point of beginning, containing 0.001 acres, 36 square feet, more or less.

Proprietary Lake County Recorder