## LAK: COUNT AND TALA, (923) 5559 77, I

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 cR

JOHN F PETALAS LAKE COUNTY AUDITOR

> Property Number: 45-11-14-102-010.000-036

2021-531977 10/12/2021 08:37AM Total Fees: 25.00 Bv: RM Pg #: 2

LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Tax Mailing Address: 1644 NOVO DR SCHERERVILLE IN 46375-2242

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Kenneth Cmelo. Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Tory Lynn,

Grantee, 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:

Lot 19 in Novo Solo, Unit 1, in the Town of Schererville, as per plat thereof, recorded in Plat Book 46, page 98, in the Office of the Recorder of Lake County, Indiana.

Commonly known as:

1644 Novo Drive Schererville, IN 46375

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.

IN WITNESS WHEREOF, Kenneth Cmelo has executed this WARRANTY DEED on this 24th Scorder day of September, 2021.

in Mathison, his attorney in fact

(Warranty Deed - GITC File No. IN012871 - Page 1 of 2)

17851011

Greater Indiana Title Company

## CIAL DOCUMENT

This Warranty Deed is executed pursuant to a certain Power of Attorney made by Kenneth Cmelo, authorizing Gina Lin Mathison to act as his attorney in fact for the purposes set forth therein, dated

August 20, 2021, and recorded October 5, 2021, as Document Number 2021-531233 the Office of the Recorder of Lake County, Indiana, and said Power of Attorney is in effect at the time of the execution of this Warranty Deed, and has not been revoked by the principal, either voluntarily, or by death or incapacity of the principal.

State of Indiana

) SS: County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Gina Lin Mathison, as the attorney in fact for Kenneth Cmelo, and acknowledged that she subscribed the name of Kenneth Cmelo to the foregoing Warranty Deed as the attorney in fact for Kenneth Cmelo, as her voluntary act for the purposes stated therein, and who, being duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 24th day of September, 2021.

Notary's Signature

Notary's Printed Name

AMANDA M. VAN SEEK Notary Public, State of Indiana Lake County

My Commission Expires October 05, 2023

Notary's County of Residence:

Notary's Commission Expires:

After recording return to and Mailing Address of Grantee:

Tory Lynn

1644 NOVO DR SCHERERVILLE IN 46375-2242

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 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN012871.

(Warranty Deed - GITC File No. IN012871 - Page 2 of 2)