

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2021-540138
11/29/2021 01:32 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Nov 29 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-15-28-157-004,000-014

THIS INDENTURE WITNESSETH, That **TERRENCE KOEHLER AND JILL M. KOEHLER, HUSBAND AND WIFE** (GRANTORS), of **LAKE** County in the State of **INDIANA**, CONVEY AND WARRANT to **CEDAR LAKE ULOCK LLC** (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:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID TRACT 50.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 151.50 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 04 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 300.37 FEET, TO THE CENTERLINE OF A 25 FOOT PERPETUAL SEWER EASEMENT; THENCE SOUTH 12 DEGREES 19 MINUTES 55 SECONDS EAST ALONG SAID CENTERLINE 155.39 FEET, TO A LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 89 DEGREES 28 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 333.56 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **13649 WICKER AVENUE, CEDAR LAKE, INDIANA 46303**

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

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

Dated this 29 day of NOVEMBER, 2021.

Terrence Koehler
TERRENCE KOEHLER

Jill M. Koehler
JILL M. KOEHLER

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of NOVEMBER, 2021, personally appeared **TERRENCE KOEHLER AND JILL M. KOEHLER** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054
My commission expires: 6-3-25
Resident of LAKE County

Signature Mary Jo Hall
Printed MARY JO HALL, Notary Public

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **13649 WICKER AVENUE, CEDAR LAKE, INDIANA 46303**
SEND TAX BILLS TO: **GRANTEE**

COMMUNITY TITLE COMPANY
FILE NO. 2122705

MARY JO HALL
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727054
My Commission Expires Jun 3, 2025

NOT AN OFFICIAL DOCUMENT

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.

Mary J Hall
Signature

MARY J HALL
Printed Name

Property of Lake County Recorder