

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 07 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-541760
12/09/2021 10:15 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Space above reserved for use by Recorder's Office

Warranty Deed

THIS INDENTURE WITNESSETH, That, GRANTOR(S), Andrew M. Hoke and Alamar E. Hoke FKA Alamar E. Garcia, husband and wife, of 4671 W. 73rd Court, Merrillville, IN 46410 , for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Martin Hoke and Rebecca Hoke, husband and wife, of 4671 W. 73rd Court, Merrillville, IN 46410, all interest in the following described real estate situated in Lake County, State of Indiana:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Parcel No(s): 45-12-18-302-023.000-030
Commonly Known As: 4671 W. 73rd Court, Merrillville, IN 46410
Prior Instrument: 2006 054217

The Grantor(s) covenant that they are lawfully seized of the estate hereby conveyed, have full right, power and authority to convey the same, and that said estate is free from all encumbrances except (i) property taxes and assessments not yet due and payable, having apportioned between the parties pursuant to the contract at closing (ii) restrictions, stipulations and easements of record affecting the property; and (iii) all governmental regulations affecting the Property.

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DAL71313167WD11101101

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IN WITNESS WHEREOF, Andrew M. Hoke and Alamar E. Hoke FKA Alamar E. Garcia, husband and wife, has executed this deed this X 26 day of X November, 20 21.

X A.M. Hoke
Andrew M. Hoke

X Alamar E. Hoke FKA Alamar E. Garcia
Alamar E. Hoke FKA Alamar E. Garcia

STATE OF IN COUNTY OF Lake ss.

Before me, a Notary Public in and for said County and State, personally appeared Andrew M. Hoke and Alamar E. Hoke FKA Alamar E. Garcia, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this X 26 day of X Nov, 20 21.

X [Signature] Notary Public



Resident of X Lake County

My commission expires X 02/01/25

MAILING AND TAX INFORMATION TO:

Martin Hoke and Rebecca Hoke
4671 W. 73rd Court
Merrillville, IN 46410

Instrument prepared by without examination of title:

Caryn M. Beougher
Diaz Anselmo & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563
(630) 453-6800

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Caryn M. Beougher



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EXHIBIT A

THAT PART OF LOT 4 IN CREEKWOOD CROSSING, UNIT 1, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 97 PAGE 70, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 88 DEGREES 02 MINUTES 13 SECONDS EAST, 127.11 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY 26.25 FEET ALONG A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 60.00 FEET, AND A CHORD THAT BEARS SOUTH 10 DEGREES 34 MINUTES 13 SECONDS EAST, 26.04 FEET, SAID CURVE BEING THE EAST LINE OF SAID LOT 4, TO THE EXTENSION OF THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE SOUTH 66 DEGREES 53 MINUTES 46 SECONDS WEST, 142.49 FEET ALONG SAID CENTERLINE AND EXTENSIONS THEREOF TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 85.87 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

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