NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JOHN E. PETALAS

2022-501266 01/07/2022 01:48 PM TOTAL FEES: 25.00 BY: SP PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Commitment Number: IN21103777

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER ROAD
CORAOPOLIS, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 45-08-36-253-012.000-018

GENERAL WARRANTY DEED

Greg Gerke, married, hereinafter grantor, whose tax-mailing address is 2115 W 3rd Street, Hobart, IN 46342, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and warrants, with general warranty to Greg Gerke and Christina L Gerke, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 2115 W 3rd Street, Hobart, IN 46342, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA: LOT 40 IN CRESTWOOD PARK ADDITION TO THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31 PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address is: 2115 W 3rd Street, Hobart, IN 46342

Prior instrument reference: 2011001952

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

> No Sales Disclosure Needed Jan 06 2022 By: FGR Office of the Lake County Assessor

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2 nd
IN WITNESS WHEREOF, Grantor has executed this deed this day of
Greg Gerke
EXECUTED AND DELIVERED in my presence: Lee Flether Witness: (Deliter)
STATE OF Indiana) SS:
Before me, a Notary Public in and for said County and State, personally appeared Greg Gerke who acknowledged the execution of the foregoing instrument.
Witness my hand and Notarial Seal this
Jessic Clark [Notary Public's Printed Name] Jessica Clark Notary Public, State of Indiana
Notary Public's commission number NPD 12 182 3
Seal commission county of residence or employment CALL commission expiration date 7 · 10 · 2028
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.
Social Security number in this document, unless required by law. By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: IN21103777.