

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-508014
02/23/2022 02:06 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that, Gabor Hegedus and Deanna C Hegedus, husband and wife Grantor(s), CONVEYS AND WARRANTS TO, Samuel I Leopold and Avital BS Rabin, husband and wife Grantee(s), for the sum of Ten Dollars and zero cents (\$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:

THE WEST 121.515 FEET OF THE FOLLOWING DESCRIBED TRACT; PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF OAKLEY AVENUE, WHICH 864.5 FEET DUE NORTH OF THE SOUTH LINE AND 403.1 FEET WEST OF THE EAST LINE OF SAID TRACT, SAID POINT BEING AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO THE LOWELL DISTRICT HIGH SCHOOL BY WARRANTY DEED DATED JULY 6, 1914 AND RECORDED JANUARY 20, 1916 IN DEED RECORD 217 PAGE 325; THENCE WEST, ALONG THE CENTER LINE OF OAKLEY AVENUE, 21.91 RODS; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID TRACT 21.91 RODS; THENCE EAST, PARALLEL WITH THE CENTER LINE OF OAKLEY AVENUE, 21.91 RODS; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 21.91 RODS TO THE PLACE OF BEGINNING.


Property Address: 249 W Oakley Ave, Lowell, IN 46356

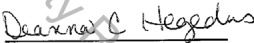
Tax Key Number: 45-19-26-103-011.000-008

Subject to the following:

- Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 17th day of February, 2022.


Gabor Hegedus


Deanna C Hegedus

 Hamilton Tennessee
COUNTY OF LAKE STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of February 2022 appeared, Gabor Hegedus and Deanna C Hegedus, husband and wife, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 11/13/2023

Signed:

Resident of: Hamilton County, Tennessee

Printed: Nancy J. Frazier

(SEAL)



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Prepared by Janice Shel, Attorney at Law, #25092-46, 15446 S 300 W, Hanna, IN 46340, 219-363-3499
I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number on this document, unless required by law. Debra Lewis

Tax Bill Address: 249 W Oakley Ave, Lowell, IN 46356

Liberty Title File NO: NW121002941

Property of Lake County Recorder