

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 15 2022 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-511135  
03/16/2022 09:11 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FB2320021-00464-RJW

**THIS INDENTURE WITNESSETH**, that Derek I. Oswald and Nicole M. Oswald, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Kathleen Cooke and Tamyra Orr, joint tenants with rights of survivorship (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

Lot 2 IN J.W. JOHNSON'S FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 103 N Michigan Ave, Hobart, IN 46342

**Tax ID No.:** 45-09-29-377-009.000-018

**Subject** to all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject** to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 11th day of March, 2022.

Derek I. Oswald

Nicole M. Oswald

FIDELITY NATIONAL TITLE  
FB2320021-00464

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Derek I. Oswald and Nicole M. Oswald who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 11th day of March, 2022

Signature: 

Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street  
Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 103 N Michigan Ave  
Hobart, IN 46342

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: Renee Wells.

**Return To:** Kathleen Cooke and Tamyra Orr  
103 N Michigan Ave  
Hobart, IN 46342

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A"

LOT 2 IN J.W. JOHNSON'S FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder