

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 16 2022 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-511227
03/16/2022 10:32 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: I.D. NO. : 45-11-13-127-015.000-036

THIS INDENTURE WITNESSETH, MARK PRESCARO, MARIE EISENSTEIN, RONALD PRESCARO JR. AND RAY PRESCARO, GRANTORS, of LAKE County in the State of INDIANA, CONVEY AND WARRANT to MARY P. HORKA, of LAKE County in the State of INDIANA, as GRANTEE, 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:

LOT 1, EXCEPT THE NORTH 41.30 FEET BY PARALLEL LINES AS MEASURED ALONG THE WEST LINE THEREOF, IN PRAIRIE RIDGE, A SUBDIVISION IN THE TOWN OF SCHERERVILLE, INDIANA, AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 96, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. EXCEPTING THEREFROM: A 15 FOOT BY 20 FOOT SIGN EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND, LYING IN THE SOUTHEAST PORTION OF LOT 1, PRAIRIE RIDGE, RECORDED IN PLAT BOOK 096, PAGE 71, IN THE LAKE COUNTY RECORDERS OFFICE, LAKE COUNTY GOVERNMENT CENTER, CROWN POINT, INDIANA 46307. COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE 65°29'11" WEST, A DISTANCE OF 42.22 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 24°30'49" EAST, PERPENDICULAR TO SAID SOUTH LINE OF LOT 1 A DISTANCE OF 15300 FEET TO THE NORTH LINE OF AN EXISTING 15 FOOT DRAINAGE AND UTILITY EASEMENT, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 24°30'49" EAST, A DISTANCE OF 15.00 FEET TO THE EXISTING 30 FOOT BUILDING LINE; THENCE SOUTH 65°29'11" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 24°30'49" WEST, A DISTANCE OF 15.00 FEET TO THE AFOREMENTIONED EXISTING 15 FOOT DRAINAGE AND UTILITY EASEMENT, THENCE NORTH 65°29'11" WEST, A DISTANCE OF 20.00 FEET ALONG THE AFOREMENTIONED EXISTING 15 FOOT DRAINAGE AND UTILITY EASEMENT TO THE POINT OF BEGINNING; CONTAINING 300 SQUARE FEET MORE OR LESS.

COMMONLY KNOWN AS: 7046 TOMPKINS CT., GRIFFITH a/k/a SCHERERVILLE, IN 46319

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2021 TAXES PAYABLE 2022, 2022 TAXES PAYABLE 2023 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

COMMUNITY TITLE COMPANY
FILE NO. 2022094

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Dated this 5th day of March, 2022

Mark Prescero
MARK PRESCARO

STATE OF Indiana
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of March, 2022, personally appeared: **MARK PRESCARO** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698421
My commission expires: MARCH 26, 2025 Signature Michael D. Vass
Resident of Lake County Printed Michael D. VASS, Notary Public

Marie Eisenstein
MARIE EISENSTEIN

STATE OF Indiana
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of March, 2022, personally appeared: **MARIE EISENSTEIN** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698421
My commission expires: MARCH 26, 2025 Signature Michael D. Vass
Resident of Lake County Printed Michael D. VASS, Notary Public

Ronald Prescero Jr.
RONALD PRESCARO JR.

STATE OF Indiana
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of March, 2022, personally appeared: **RONALD PRESCARO JR.** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698421
My commission expires: MARCH 26, 2025 Signature Michael D. Vass
Resident of Lake County Printed Michael D. VASS, Notary Public



NOT AN OFFICIAL DOCUMENT



RAY PRESCARO

STATE OF Indiana
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of March, 2022 personally appeared: **RAY PRESCARO** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 648421
My commission expires: March 26, 2025
Resident of Lake County
Signature Michael D. Vass
Printed Michael D. Vass, 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: **GRANTEES**
GRANTEE'S MAILING ADDRESS: **7046 TOMPKINS CT., GRIFFITH a/k/a SCHERVILLE, IN 46319**
SEND TAX BILLS TO: **GRANTEES**

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.


Signature

DARLEEN S. BIRCHEL
Printed Name