

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 12 2022 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-515460  
04/12/2022 02:50 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2200617-SMS

**THIS INDENTURE WITNESSETH**, that Nickolas R. Nisevich (Grantor) CONVEY(S) AND WARRANT(S) to Steven E. Shepard (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 40 in South Ridge Addition, in the Town of Munster, as per plat thereof, recorded in Plat Book 20 page 15, in the Office of the Recorder of Lake County, Indiana.

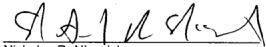
**Property:** 8333 Harrison Ave., Munster, IN 46321

**Tax ID No.:** 45-06-24-254-013.000-027

**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 6th day of April, 2022.



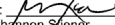
Nickolas R. Nisevich

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Nickolas R. Nisevich 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 6th day of April, 2022

Signature:   
Printed: Shannon Stienner  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 14, 2023



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**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:** 104 Fairlane Dr.  
Hebron, IN 46341

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. Shannon Stener.

**Return To:** Steven E. Shepard  
104 Fairlane Dr.  
Hebron, IN 46341

Property of Lake County Recorder