

NOT AN OFFICIAL DOCUMENT

2022-526612
06/19/2022 09:29 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED: 6/20/2022 11:14 AM
CLERK
LAKE COUNTY, INDIANA

Filed in Open Court
June 24, 2022

Luomo Arredondo

CLERK LAKE SUPERIOR COURT
CH

PERSONAL REPRESENTATIVE'S DEED

Maddalena Santino as personal representative of the Estate of Giuseppe Randazzo, deceased, which estate is under the supervision of the Superior Court of Lake County, under Cause Number 45D02-2201-ES-000005 in the Office of the Clerk of the Superior Court of Lake County, Indiana, by virtue of the provisions of the Order Approving Report of Sale of Real Estate dated June 27, 2022 authorizing conveyance by the Personal Representative for good and sufficient consideration, conveys to:

Gaurav Pahwa Trustee of the Pahwa Family Trust, dated September 14, 2018
the following described real estate in Lake County, State of Indiana, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2624 Jewett Ave. Highland, IN 46322
Key No. 45-07-21-377-006.000-026 and 45-07-21-377.000-026

IN WITNESS WHEREOF, the said Maddalena Santino, as personal representative of the estate of Giuseppe Randazzo, has hereunto set her hand and seal this 23rd day of June, 2022.

Maddalena Santino
Maddalena Santino, Personal Represent
of the Estate of Giuseppe Randazzo

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2022 SLG
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Maddalena Santino, and acknowledged the execution of said deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 23rd day of June, 2022.

My Commission Expires: 7-11-23
7-11-23

Nick Perko
Notary Public



Examined and approved in open Court this _____ day of June, 2022.

June 24, 2022

Nick Perko
JUDGE, LAKE SUPERIOR COURT

This instrument was prepared by Nick A. Perko, 3037 45th Ave. Highland, IN at the specific request of owner or representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by owner's execution of this document.

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.

Nick Perko
NICK A. PERKO

Grantee's Address and Tax Billing Address: 2624 Jewett Ave., Highland, IN 46322
5242 W. 119th St., Inglewood, CA 90304-1030

QTNW2203300

CHICAGO TITLE INSURANCE COMPANY

NOT AN OFFICIAL DOCUMENT

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 50 FEET OF LOT 5, AND THAT PART OF THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 5, IN SUBDIVISION OF BLOCK 4, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

A PORTION OF LOTS 6, 7, 8 AND 9 INCLUSIVE AND LOT 10, EXCEPT THE EAST 10 FEET THEREOF; AND THE NORTH 20 FEET OF LOT 5, INCLUDING THE EAST HALF OF THE VACATED NORTH AND SOUTH 20 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOT 6, AND THAT PART OF THE WEST HALF OF SAID VACATED ALLEY LYING EAST OF THE NORTH 20 FEET OF LOT 5, SUBDIVISION OF BLOCK 4, TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 6, PAGE 4, IN LAKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 OF BLOCK 4 IN THE SUBDIVISION OF BLOCK 4 IN THE TOWN OF HIGHLAND, INDIANA, THE SAME BEING A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT THEREOF IN LAKE COUNTY, INDIANA RECORDER'S PLAT BOOK 6 AT PAGE 4; THENCE WESTERLY ON AND UPON THE SOUTHERLY LINES OF LOTS 10, 9, 8, 7 AND 6 OF THE SAME BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHERLY ON AND UPON THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 104.20 FEET TO A LINE PARALLEL TO AND 50.00 FEET SOUTHERLY FROM THE CENTERLINE OF THE PAVEMENT OF RIDGE ROAD AS LOCATED IN 1972; THENCE SOUTHEASTERLY AND EASTERLY ON AND UPON SAID PARALLEL LINE, SAID PARALLEL LINE BEING A PORTION OF A CIRCULAR CURVE HAVING A RADIUS OF 1959.86 FEET AND BEING A CONVEX TO THE SOUTH, A DISTANCE OF 283.19 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10 OF SAID BLOCK 4 WHICH IS 32.57 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTHERLY ON AND UPON SAID EASTERLY LINE OF LOT 10 A DISTANCE OF 32.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, THE SAME BEING THE PLACE OF COMMENCEMENT;

ALSO: THAT PORTION OF THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND IMMEDIATELY ADJACENT TO LOT 6 OF THE SAME BLOCK 4 WHICH IS ADJACENT TO THE PORTION OF LOT 6 PREVIOUSLY DESCRIBED, THE SAME BEING THE SOUTH 104.20 FEET OF THE EAST HALF OF SAID VACATED ALLEY;

EXCEPT: THE EAST 10 FEET OF EVEN WIDTH OF LOT 10;

SUBJECT TO: AN EASEMENT FOR UTILITY PURPOSES, SAID EASEMENT BEING 10 FEET OF EVEN WIDTH OFF THE ENTIRE NORTHERLY SIDE OF THE HEREIN DESCRIBED TRACT; WHICH REAL ESTATE IS LOCATED IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.