

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 29 2022 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526680
06/29/2022 10:12 AM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Steven L. Janeczko and Jamie E. Janeczko, joint tenants with rights of survivorship

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Thomas Martinez and Helen Martinez, Husband and Wife

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 15035 Ivy Street, Cedar Lake, IN 46303
Parcel No(s): 45-19-04-230-010.000-057

PROPER TITLE, LLC

FILE 8/4/86 3 04

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

The undersigned hereby represents that this real estate is not "property" as defined in Indiana Code 13-25-3-1, and is not and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste materials, and that no disclosure statement under Indiana Code 13-25-3-1, 5-1, et seq. (Indiana Responsible Transfer of Property Law), is required for this transaction.

The address of the real estate described herein is 15035 Ivy Street, Cedar Lake, IN 46303.

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The undersigned attorney in fact swears or affirms under the penalties for perjury that the undersigned is executing this instrument pursuant to the Power of Attorney, recorded June 22nd, 2022 as instrument number 2022-525547, that it has not been amended or revoked, and that it remains in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

Property of Lake County Recorder

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IN WITNESS WHEREOF, Grantors have executed this Deed this 15th day of June, 2022.

Steven L. Janeczko by Jamie E. Janeczko his attorney in fact
Steven L. Janeczko by Jamie E. Janeczko
his Attorney-in-Fact

Jamie E. Janeczko

Jamie E. Janeczko

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 15 day of June, 2022, personally appeared Jamie E. Janeczko, individually and as attorney-in-fact for Steven L. Janeczko and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Karen Craig

Notary Public, Resident of _____ County
Printed Name: Karen Craig
My Commission Expires: November 4, 2022



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherverville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Thomas Martinez and Helen Martinez
15035 Ivy Street
Cedar Lake, IN 46303

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EXHIBIT A
Legal Description

LOT 150 IN LYNNWAY, UNIT 3, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 98 PAGE 29 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA.

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