

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-531824  
08/02/2022 03:36 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Property Number:  
45-16-09-308-002.000-042

Tax Mailing Address:  
907 MOHAWK DR  
CROWN POINT IN 46307-4620

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Cynthia L. Allen and Christopher D. Allen, wife and husband, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

Evan Frank and Morgan Matalin,


Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 9 in Briarwood Unit No. 1 in the City of Crown Point, as per plat thereof, recorded in Plat Book 38, page 48, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 907 Mohawk Drive  
Crown Point, IN 46307

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2021 payable in 2022 and thereafter.

**IN WITNESS WHEREOF**, Cynthia L. Allen and Christopher D. Allen, wife and husband, have executed this WARRANTY DEED on this 15 day of July, 2022.

  
Cynthia L. Allen

  
Christopher D. Allen

(Warranty Deed – GITC File No. IN015148 - Page 1 of 2)

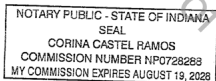
**Greater Indiana Title Company**

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State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared ~~Cynthia L. Allen and Christopher D. Allen, wife and husband~~, and acknowledged the execution of the foregoing Warranty Deed, as their free and voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 15 day of July, 2022.



Notary's Signature: \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_

Notary's County of Residence: Porter

Notary's Commission Expires: 8-19-28

After recording return to and Mailing Address of Grantees:

Evan Frank and Morgan Matalin  
907 MOHAWK DR  
CROWN POINT IN 46307-4620

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN015148.

(Warranty Deed – GITC File No. IN015148 - Page 2 of 2)

