

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 18 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-534110  
08/18/2022 02:14 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**GRANTEE ADDRESS/TAX MAILING ADDRESS:**

8141 Cedar Point Drive, LLC  
36 S Lake Shore Drive, #265  
Beverly Shores, IN 46301

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that Ray Szarmach aka Ray L. Szarmach, ("Grantor"), of Porter County, Indiana, conveys and warrants to: **8141 Cedar Point Drive, LLC**, for \$0 and other valuable consideration, the receipt of which is hereby acknowledged, the following described property situated in Lake County, Indiana, to-wit:

**PARCEL 1:**

Unit 25 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .5977% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 25, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-025.000-036

**PARCEL 2:**

Unit 26 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .6930% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 26, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-026.000-036

**PARCEL 3:**

Unit 27 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .5433% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 27, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-027.000-036

No Sales Disclosure Needed

Aug 18 2022

By: sb

Office of the Lake County Assessor

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## PARCEL 4:

Unit 28 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .4616% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 28, Crown Point, Indiana 46307

Parcel Number: 45-11-24-401-028.000-036

## PARCEL 5:

Unit 29 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .6521% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 29, Crown Point, Indiana 46307

Parcel Number: 45-11-24-401-029.000-036

## PARCEL 6:

Unit 30 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .7338% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 30, Crown Point, Indiana 46307

Parcel Number: 45-11-24-401-030.000-036

## PARCEL 7:

Unit 31 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .5705% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 31, Crown Point, Indiana 46307

Parcel Number: 45-11-24-401-031.000-036

## PARCEL 8:

Unit 32 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .5161% interest in the common areas, appurtenant to said unit.

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Commonly known as: 8131-41 Cedar Point Drive 32, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-032.000-036

## PARCEL 9:

Unit 33 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .6385% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 33, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-033.000-036

## PARCEL 10:

Unit 34 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .7202% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 34, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-034.000-036

## PARCEL 11:

Unit 35 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .5569% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 35, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-035.000-036

## PARCEL 12:

Unit 36 in Building B in Cedar Point Condominium a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana. Together with an undivided .5024% interest in the common areas, appurtenant to said unit.

Commonly known as: 8131-41 Cedar Point Drive 36, Crown Point, Indiana 46307  
Parcel Number: 45-11-24-401-036.000-036

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SUBJECT TO: Terms, covenants, conditions, restrictions and easements contained in the Declaration and By-laws of Cedar Point Horizontal Property Regime recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana.  
Existing unrecorded lease of parts of the common areas.  
Existing unrecorded lease of the unit, if any.  
Taxes, mortgages, easements, covenants and restrictions of record.  
Any state of facts an accurate survey would reveal.

This transfer is not a conveyance for purposes of IC 6-1.1-5.5 and Sales Disclosure form 46021 is not required.

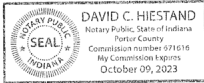
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this day, August 17, 2022.

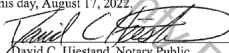
  
Ray Szarmach aka Ray L. Szarmach

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF PORTER )

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Ray Szarmach aka Ray L. Szarmach and acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal on this day, August 17, 2022.



  
David C. Hiestand, Notary Public  
Resident of Porter County, Indiana

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. David C. Hiestand

THIS INSTRUMENT PREPARED BY/RETURN TO:

David C. Hiestand, #27158-64

Hiestand Law Office, LLC, 117 Broadway, Chesterton, IN 46304, (219) 926-2188