

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2022 SLG

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-543833  
10/28/2022 10:40 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2203053-KKS

**THIS INDENTURE WITNESSETH**, that Stephen Niemela (Grantor) CONVEY(S) AND WARRANT(S) to Andres Maldonado and Elizabeth Varela, Husband and Wife (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


**Property:** 7907 Colorado St, Merrillville, IN 46410

**Tax ID No.:** 45-12-24-104-011.000-046 and 45-12-24-151-001.000-046

**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 26<sup>th</sup> day of October, 2022.

  
Stephen Niemela

FIDELITY NATIONAL TITLE  
FNW2203053

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STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Stephen Niemela 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 26<sup>th</sup> day of October, 2022

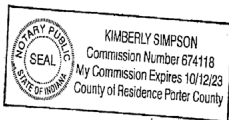
Signature: 

Printed: Kimberly Simpson

Resident of: Porter County

State of: INDIANA

My Commission expires: October 12, 2023



**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:** 7907 Colorado St  
Merrillville, IN 46410

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: Mary Beth Hruskocy.

**Return To:** Andres Maldonado and Elizabeth Varela  
7907 Colorado St.  
Merrillville, IN 46410

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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-12-24-104-011.000-046 and 45-12-24-151-001.000-046

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LOT 54 IN BLOCK 5 IN LINCOLNWAY FARMS, INC. "GREEN ACRES DEVELOPMENT", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23 PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO, THE WEST 200 FEET OF LOT 52 IN A RESUBDIVISION OF THE RESUBDIVISION OF LOTS 11 TO 27 (INCLUSIVE), BLOCK 5, AND ALSO A RESUBDIVISION OF LOTS 51 AND 52, BLOCK 5, LINCOLNWAY FARMS, INC. "GREEN ACRES DEVELOPMENT", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26 PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO, THE NORTH 80 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM, A PART OF LOT 54 IN BLOCK 5 IN LINCOLNWAY FARMS, INC. "GREEN ACRES DEVELOPMENT", A SUBDIVISION IN LAKE COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 23 PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST 37.94 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS EAST 37.95 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 51 MINUTES 57 SECONDS WEST 5.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, A PART OF THE NORTH 80 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST 30.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS EAST 80.00 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 57 SECONDS WEST 30.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST 80.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.