

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-546903
11/22/2022 03:18 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-12-27-379-009.000-030

Tax Mailing Address:
9230 MARYLAND ST
MERRILLVILLE IN 46410-8106

WARRANTY DEED

THIS INDENTURE WITNESSETH that Adam Lahman and Rebecca Lahman, husband and wife, Grantors, of Lake County, in the State of Indiana, Convey and Warranty to

Helen M. Topel and Richard J. Topel,

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:

Part of Lot 3, in Block One, in Broadfield Townhomes Addition, a Subdivision of Tract "D" in Broadfield Center, to the Town of Merrillville as recorded in Plat Book 67, page 65, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 3 is more particularly described as follows: Beginning at the Northwest corner of said Lot 3; thence East along the North line of said Lot 3, a distance of 145.00 feet to the Northeast corner of said Lot 3; thence Southwesterly along the Easterly line of said Lot 3 on a curve concave to the East and having a radius of 50.00 feet, an arc distance of 39.306 feet, thence Westerly along a line that is radial to said curve a distance of 20.349 feet to a point that lies on a line that is 40.000 feet South of and parallel to the North line of said Lot 3; thence West along said parallel line a distance of 115.365 feet to the West line of said Lot 3; thence North along the West line of said Lot 3 a distance of 40.000 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

Site Address (per Lake County Auditor's Records):

9230 Maryland Avenue
Merrillville, IN 46410

Mailing Address (per U.S. Postal Service):

9230 MARYLAND ST
MERRILLVILLE IN 46410-8106

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 2022 payable in 2023 and thereafter.

(Warranty Deed – GITC File No. IN015610 - Page 1 of 2)

IN015610

Greater Indiana Title Company

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Adam Lahman and Rebecca Lahman, husband and wife, have executed this

WARRANTY DEED on this 15 day of November, 2022.

Adam Lahman

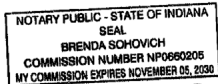
Rebecca Lahman

State of Indiana

County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Adam Lahman and Rebecca Lahman, husband and wife, 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 November, 2022.



Notary's Signature: [Signature]

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Parke

Notary's Commission Expires: 11/5/2022

After recording return to and Mailing Address of Grantees:

Helen M. Topel and Richard J. Topel
9230 MARYLAND ST
MERRILLVILLE IN 46410-8106

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 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN015610.

(Warranty Deed – GITC File No. IN015610 - Page 2 of 2)