

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-548768
12/08/2022 11:13 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2203570-PKC

THIS INDENTURE WITNESSETH, that Robert A. Fazekas (Grantor) CONVEY(S) AND WARRANT(S) to Sergio Chavez, a single man (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

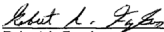
Property: 3400 Old Hobart Rd., Lake Station, IN 46405

Tax ID No.: 45-09-17-477-016.000.021

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 7 day of DECEMBER, 2022.



Robert A. Fazekas

STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Robert A. Fazekas 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 7 day of Dec, 2022

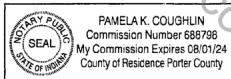
Signature: _____

Printed: Pamela K. Coughlin

Resident of: Porter County

State of: INDIANA

My Commission expires: August 1, 2024



FIDELITY NATIONAL TITLE/FNW2203570

fnw 2203570 fidelity national

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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: 3400 Old Hobart Rd
Lake Station, IN 46405

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. **Pamela K. Coughlin**

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-09-17-477-016.000-021

PART OF LOTS 2 AND 3, IN CONRY DEEP RIVER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27 PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT, 188.3 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 69.0 FEET; THENCE SOUTH 38 DEGREES 44 MINUTES 52 SECONDS WEST, 43.59 FEET; THENCE SOUTH 13 DEGREES 52 MINUTES 04 SECONDS WEST, 74.22 FEET; THENCE SOUTH 10 DEGREES 51 MINUTES 31 SECONDS EAST, 146.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTH 54 DEGREES 38 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 2, A DISTANCE OF 106.1 FEET TO THE POINT OF BEGINNING.