

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 27 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-505709  
02/28/2023 09:53 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Mail recorded deed and tax bills to:

GRANTEE'S ADDRESS:  
11804 W. 123<sup>rd</sup> Ave.  
Cedar Lake, IN 46303

## SPECIAL WARRANTY DEED

Order # FNW2300164

THIS INDENTURE WITNESSETH, That HANOVER DEVELOPMENT, LLC, an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO James A. Danielson

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lot 122 in Birchwood Farms Subdivision-Phase 4, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 115 page 32, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-15-17-488-005.000-014

More commonly known as 11804 W. 123<sup>rd</sup> Ave., Cedar Lake, IN 46303

Subject to all covenants, easements and restrictions of record.

Subject to 2023 real estate taxes payable 2024, and all years thereafter.

Dated this 24<sup>th</sup> day of February, 2023.

HANOVER DEVELOPMENT, LLC.

By: OD ENTERPRISES, INC., its Manager

By: 

Scot F. Olthof,

Member of Hanover Development LLC,  
Vice President and Treasurer



STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24<sup>th</sup> day of February, 2023, personally appeared: Scot F. Olthof, Member of Hanover Development, LLC, and Vice President and Treasurer of OD Enterprises, Inc., Manager of Hanover Development, LLC, acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/12/2028 Signature Stephanie L. Richerme  
Resident of Lake County Printed Stephanie L. Richerme, Notary Public

### AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scot F. Olthof

Scot F. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311

FIDELITY NATIONAL TITLE/FNW2300164