

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 23 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-508488
03/24/2023 01:23 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: LD. NO. 45-11-32-228-002.000-035

THIS INDENTURE WITNESSETH THAT, CHARLES R. WEGELEY, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO BLACK BAG, LLC, of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) 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:

LOT 1 IN KEGBEIN'S ADDITION, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 73 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA
COMMONLY KNOWN AS: 11477 W 93RD AVENUE, ST. JOHN, IN 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE UNDERSIGNED HEREBY REPRESENT(S) THAT THIS REAL ESTATE IS NOT PROPERTY AS DEFINED IN INDIANA CODE 13-7-22.5-1, ET SEQ. AND IS NOT, AND HAS NOT BEEN USED AS A LANDFILL OR DUMP, AND CONTAINS NO UNDERGROUND STORAGE TANKS OR TOXIC HAZARDOUS WASTE OR MATERIALS, AND THAT NO DISCLOSURE STATEMENT UNDER INDIANA CODE 13-7-22.5-1, ET SEQ. (INDIANA RESPONSIBLE PROPERTY TRANSFER LAW) IS REQUIRED FOR THIS TRANSACTION.

Dated this 20th day of March, 2023

Charles R. Wegeley
CHARLES R. WEGELEY

STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of March, 2023, personally appeared: CHARLES R. WEGELEY and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

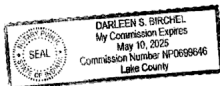
Commission Number: 0699646

My commission expires: 5-20-25

Resident of Lake County

Signature [Signature]

Printed Darleen S. Birchel, Notary Public



COMMUNITY TITLE COMPANY
FILE NO 2-22-987

NOT AN OFFICIAL DOCUMENT

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in
Preparation of deed or form of holding ownership. All
information used supplied by title company.

RETURN DEED TO: **GRANTEE**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **8827 SCHAFFER DRIVE, ST. JOHN, IN 46373**

SEND TAX BILLS TO: **GRANTEE**

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.



Signature



Printed Name

Property of Lake County Recorder