

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 05 2023 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-509937  
04/05/2023 02:36 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Mail recorded deed and tax bills to:  
GRANTEE'S ADDRESS:  
11836 Vermont St,  
Crown Point, IN 46307

## SPECIAL WARRANTY DEED

Order # FNW2300576

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

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

CONVEY AND WARRANT TO Suzanne Foreman and Dylan Whiteley, as joint tenants with rights of survivorship  
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:

The North 22.33 feet of the South 105.17 feet of Lot 32 in Walkerton Park-Phase 3, as per plat thereof, recorded in Plat Book 115 page 27, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-16-15-209-009.000-042  
More commonly known as 11836 Vermont St, Crown Point, IN 46307  
Subject to all covenants, easements and restrictions of record.

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

Dated this 3<sup>rd</sup> day of April, 2023.



WALKERTON PARK DEVELOPMENT, LLC

By: OD ENTERPRISES, INC., its Manager

By: [Signature]  
John Van Proyen,  
Member of Walkerton Park Development LLC,  
Chief Financial Officer

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3<sup>rd</sup> day of April, 2023, personally appeared: John Van Proyen, Member of Walkerton Park Development, LLC, and Chief Financial Officer of OD Enterprises, Inc., Manager of Walkerton Park 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 [Signature]  
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. John Van Proyen

John Van Proyen

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311  
**FIDELITY NATIONAL TITLE/FNW2300576**