

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-510735  
04/14/2023 09:29 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED **PROPER TITLE, LLC**

JNAT23-90550W/afz

THIS INDENTURE WITNESSETH That

Dragoljub Popovich and Milena Popovich, Husband and Wife

(Grantors), of Williamson County, in the State of Texas  
CONVEYS AND WARRANTS to

Jovan Bukarica and Tatjana Bukarica, Husband and Wife

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

**See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.**

Parcel No(s): 45-11-16-207-047.000-036

Commonly known as: 245 W. Joliet Street, Unit 307, Schererville, IN 46375.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 29 day of March, 2023.

Dragoljub Popovich  
Dragoljub Popovich

Milena Popovich  
Milena Popovich

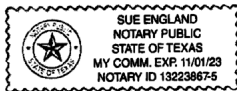
STATE OF Texas

COUNTY OF Williamson

Before me, the undersigned, a Notary Public, in and for said County and State, this 29<sup>th</sup> day of March, 2023, personally appeared Dragoljub Popovich and Milena Popovich and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Sue England  
Notary Public, Resident of Williamson County  
Printed Name: Sue England  
My Commission Expires: 11/17/2023



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Scherville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Jovan Bukarica and Tatjana Bukarica  
245 W. Joliet Street, Unit 307  
Scherville, IN 46375

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## Exhibit A

UNIT 307 IN BUILDING 245 OF LE JARDIN HORIZONTAL PROPERTY REGIME CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NO. 833653 AND AS-BUILT FLOOR PLANS RECORDED AS INSTRUMENT NO. 833654 IN PLAT BOOK 60, PAGE 34, AND A SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NO. 835464 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder