

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR
TAX: LD. NO. 45-12-05-401-004.000-030

WARRANTY DEED

2023-510774
04/14/2023 10:23 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

THIS INDENTURE WITNESSETH, That KIM A. PETRITES a/k/a KIM ALICE PETRITES, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to MACARIO P. GARCIA, SR., (GRANTEES), of LAKE County in the State of INDIANA, 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:

A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTH LINE OF A PUBLIC HIGHWAY KNOWN AS 57TH AVENUE, 25 FEET OF THE CENTER LINE OF SAID PUBLIC HIGHWAY, SAID POINT ALSO BEING 724.25 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 5 AND 2475 FEET NORTH OF THE SOUTH LINE OF SECTION 4; THENCE EAST ALONG THE SOUTH LINE OF 57TH AVENUE, 20.06 FEET; THENCE SOUTH 263.93 FEET; THENCE WEST 20.06 FEET TO A POINT WHICH IS 263.85 FEET SOUTH OF THE POINT OF BEGINNING (MEASURED ALONG A LINE WHICH IS PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 5); THENCE WESTERLY, ALONG A LINE BEARING NORTH 89°52'00" WEST, A DISTANCE OF 165.28 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 5, A DISTANCE OF 269.23 FEET TO A POINT ON THE SOUTH LINE OF 57TH AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF 57TH AVENUE, A DISTANCE OF 165.28 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 2149 W. 57TH AVENUE, MERRILLVILLE, IN 46410

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.

Dated this 06 day of APRIL, 20 23.

Kim A. Petrites a/k/a Kim Alice Petrites by Bridget Cathleen Sweeney n/k/a Bridget Cathleen Petrites, Attorney In Fact
KIM A. PETRITES a/k/a KIM ALICE PETRITES BY BRIDGET CATHLEEN SWEENEY n/k/a BRIDGET CATHLEEN PETRITES, Attorney in Fact

STATE OF ILLINOIS, COUNTY OF Cook SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 06 day of APRIL, 20 23, personally appeared: **KIM A. PETRITES a/k/a KIM ALICE PETRITES BY BRIDGET CATHLEEN SWEENEY n/k/a BRIDGET CATHLEEN PETRITES, Attorney in Fact** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 921354
My commission expires: 12/11/2024
Resident of Cook County

Signature: Ismail Sulco
Printed ISMAIL SULO, Notary Public

COMMUNITY TITLE COMPANY
FILE NO L22A204



NOT AN OFFICIAL DOCUMENT

This instrument prepared by:

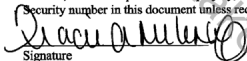
NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form
of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEES**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **2149 W. 57TH AVE., MERRILLVILLE, IN 46410**

SEND TAX BILLS TO: **GRANTEES**

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

TRACIE A. MILENKOFF

Printed Name

Property of Lake County Recorder