

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2023-510796
04/14/2023 01:16 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Apr 13 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail recorded deed and tax bills to:
GRANTEE'S ADDRESS:
11785 W. 123rd Avenue
Cedar Lake, IN 46303

SPECIAL WARRANTY DEED

Order # FNW2300590

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 Jonnie A. Prohaska

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 111 in Birchwood Farms-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. 45-15-17-489-007.000-014
More commonly known as 11785 W. 123rd Avenue, 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 12th day of April, 2023.



HANOVER DEVELOPMENT, LLC.

By: OD ENTERPRISES, INC., its Manager

By: [Signature]
John Van Proyen,
Member of Hanover 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 12th day of April, 2023, personally appeared: John Van Proyen, Member of Hanover Development, LLC., and Chief Financial Officer 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 [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/FNW2300590