

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510870
04/14/2023 03:00 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: LD. NO. 45-16-09-203-013.000-042

THIS INDENTURE WITNESSETH, That DUANE D. SCHOON AND DENISE R. SHALLON, AS TENANTS IN COMMON, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to DOROTHY A. BRAGIEL AND ROBERT M. BRAGIEL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTEES), of PORTER 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:

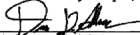
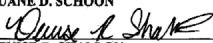
THE WEST 1/2 OF LOT 34 IN PRAIRIE VIEW - UNIT 1, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1703 ASPEN DRIVE, CROWN POINT, INDIANA 46307

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 11th day of April, 2023.

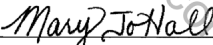

DUANE D. SCHOON

DENISE R. SHALLON

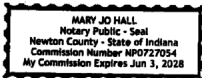
STATE OF INDIANA
COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of April, 2023, personally appeared: DUANE D. SCHOON AND DENISE R. SHALLON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054
My commission expires: 06/03/2028
Resident of Newton County

Signature 
Printed Mary Jo Hall, Notary Public



COMMUNITY TITLE COMPANY
FILE NO. 2325958

NOT AN OFFICIAL DOCUMENT

45-16-09-203-013.000-042

SCHOON AND SHALLON/BRAGIEL

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 the title company.

RETURN DEED TO: **GRANTEES**

GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **1703 ASPEN DRIVE, CROWN POINT, INDIANA 46307**

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



Mary Jo Hall
Typed Name

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EXHIBIT "A" LEGAL DESCRIPTION

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Property of Lake County Recorder