

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-510927  
04/14/2023 03:48 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2300522

**THIS INDENTURE WITNESSETH**, that Lloyd Seberger (Grantor) CONVEY(S) AND WARRANT(S) to Zachary James and Thomas James, as joint tenants with rights of survivorship (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 6839 West 144th Avenue, Cedar Lake, IN 46303

**Tax ID No.:** 45-15-35-264-010.000-043

**Subject** to all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject** to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 6th day of April, 2023.

  
Lloyd Seberger

FIDELITY NATIONAL TITLE/FNW2300522

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State of INDIANA

County of LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Lloyd Seberger who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 6TH day of APRIL, 2023

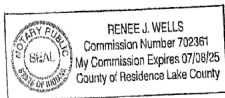
Signature: \_\_\_\_\_

Printed: RENEE J. WELLS

Resident of: LAKE County

State of: IN

My Commission expires: 7-8-25



Prepared By: Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

RW

Grantee's Address and Tax Billing Address: 11503 W 131st Pl.  
6839 West 144th Avenue  
Cedar Lake, IN 46303

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: Renee Wells.

Return To: Zachary James and Thomas James  
6839 West 144th Avenue 11503 W. 131st Pl,  
Cedar Lake, IN 46303

RW

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-15-35-264-010,000-043**

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LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 9, PLAT "C", THE SHADES ADDITION TO CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder