

# NOT AN OFFICIAL DOCUMENT

2023-51120  
04/26/2023 10:08 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

No Sales Disclosure Needed

Apr 25 2023

By: FGR

Office of the Lake County Assessor

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Property Number:  
45-13-06-177-052.000-018

Tax Mailing Address:  
1089 CSOKASY CT  
HOBART IN 46342-5889

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that **Hall Family Properties LLP**, an **Indiana limited liability partnership**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants to**

**Danielle Wright**, Single Woman

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Part of Lot 19-2 in Lake George Plateau Unit No. 6, Replat of Lots 19, 20 and 21, as per plat thereof, recorded in Plat Book 95, page 63, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northeast corner of said Lot; thence South 50 degrees 51 minutes 41 seconds East, 226.10 feet along the Easterly line of Lot 19-2 to the Southeast corner of said Lot; thence North 89 degrees 12 minutes 00 seconds West, 150.00 feet along the South line of Lot 19-2; thence continuing along said South line, South 79 degrees 29 minutes 24 seconds West, 17.14 feet; thence North 14 degrees 47 minutes 35 seconds West, 102.77 feet; thence North 24 degrees 58 minutes 29 seconds West, 24.80 feet to the Northerly line of Lot 19-2 and a point on a non-tangent curve concave Northwesterly with a radius of 80.00 feet; thence along said curve Northeasterly along said Northerly line and curve having a chord bearing of North 52 degrees 08 minutes 16 seconds East, 35.69 feet an arc length of 35.99 feet to the point of beginning.

Commonly known as: 1089 Csokasy Court  
Hobart, IN 46342

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2022 payable in 2023 and thereafter.

(Warranty Deed – GITC File No. IN016347 – Page 1 of 3)

Indiana Title Company



# NOT AN OFFICIAL DOCUMENT

**After recording return to and Mailing Address of Grantee:**

Danielle Wright  
1089 CSOKASY CT  
HOBART IN 46342-5889

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN016347.

(Warranty Deed – GITC File No. IN016347 – Page 3 of 3)