

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-512125  
04/26/2023 10:52 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Property Number:  
45-11-24-254-013.000-036

Tax Mailing Address:  
8127 VICTORIA PL  
CROWN POINT IN 46307-1199

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that **Shelby Hooper, formerly known as Shelby N. Gannon, and Erik Hooper, as joint tenants with rights of survivorship**, Grantors, of Lake County, in the State of Indiana, convey and warrant to

**Wendy Pagell, 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 8 in Victoria Place, an Addition to the Town of Schererville, Lake County, Indiana, being a Resubdivision of part of Park Center Offices Unit 3, as recorded in Plat Book 79, page 90, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Lot 8; thence South 00 degrees 00 minutes 00 seconds West, along the East line of said Lot 8, a distance of 68.10 feet to the point of beginning; thence continuing along said East line, South 00 degrees 00 minutes 00 seconds West, a distance of 26.90 feet, thence South 90 degrees 00 minutes 00 seconds West, a distance of 126.03 feet; thence North 34 degrees 17 minutes 13 seconds West, a distance of 53.14 feet, thence North 90 degrees 00 minutes 00 seconds East, a distance of 144.37 feet to the point of beginning, all in the Town of Schererville, Lake County, Indiana.

Site Address (per Lake County Auditor's Records):

8127 Victoria Place  
Schererville, IN 46375

Mailing Address (per U.S. Postal Service):

8127 VICTORIA PL  
CROWN POINT IN 46307-1199

**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. IN016348 - Page 1 of 2)

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Shelby Hooper, formerly known as Shelby N. Gannon, and Erik Hooper, as joint tenants with rights of survivorship, have executed this WARRANTY DEED on this 17<sup>th</sup> day of April, 2023.

Shelby Hooper, fka Shelby N Gannon  
Shelby Hooper, formerly known as Shelby N. Gannon

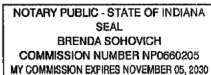
Erik Hooper  
Erik Hooper

State of Indiana

County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Shelby Hooper, formerly known as Shelby N. Gannon, and Erik Hooper, as joint tenants with rights of survivorship**, and acknowledged the execution of the foregoing Warranty Deed as their free and voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of April, 2023.



Notary's Signature: [Signature]

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

After recording return to and Mailing Address of Grantee:

Wendy Pagell  
8127 VICTORIA PL  
CROWN POINT IN 46307-1199

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. IN016348.

(Warranty Deed - GITC File No. IN016348 - Page 2 of 2)