

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Property Number:  
45-15-03-160-007.000-015

2023-512128  
04/26/2023 10:56 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Tax Mailing Address:  
10411 DOUGLAS DR  
SAINT JOHN IN 46373-0549

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that Michael A. Pinkowski and Candace J. Pinkowski, husband and wife, as tenants by the entirety, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

**Marcus Bellone and Megan Bellone, Husband & Wife**


Grantees, 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:

Lot 165, in the Gates of St. John Unit 10M, being a Subdivision of part of the Northwest and Southwest Quarter of Section 3, Township 34 North, Range 9 West of the Second Principal Meridian, according to the Plat thereof recorded May 18, 2018, in Plat Book 111, page 34, as Document No. 2018031554, and as amended in Plat Correction recorded in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 10411 Douglas Drive  
Saint John, IN 46373

**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 and real estate taxes for the year 2022 payable in 2023 and thereafter.

**IN WITNESS WHEREOF**, Michael A. Pinkowski and Candace J. Pinkowski, husband and wife, as tenants by the entirety, have executed this WARRANTY DEED on this 19<sup>th</sup> day of April, 2023.



Michael A. Pinkowski



Candace J. Pinkowski

(Warranty Deed - GITC File No. IN016341 - Page 1 of 2)

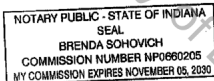
Greater Indiana Title Company

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State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael A. Pinkowski and Candace J. Pinkowski, husband and wife, as tenants by the entirety, 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 19th day of April, 2023.



Notary's 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 Grantees:**

Marcus Bellone and Megan Bellone  
10411 DOUGLAS DR  
SAINT JOHN IN 46373-0549

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. IN016341.