

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514710
05/16/2023 02:35 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-19-351-001.000-030 and 45-12-30-100-002.000-030

THIS INDENTURE WITNESSETH, That LAWRENCE J. WIRTZ, (GRANTOR) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO WIRTZ PROPERTY, LLC, (GRANTEE) of LAKE 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 FOLLOWING DESCRIBED REAL ESTATE IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. IN ROSS TOWNSHIP, TO WIT:

ONE (1) ACRE OF LAND OFF THE NORTH SIDE OF THE NORTHEAST QUARTER (ne ¼) OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY (30); AND

ALL OF MY INTEREST IN AND TO THE WEST HALF (w ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION NINETEEN (19), EXCEPTING THE NORTH 25.43 ACRES, THEREOF. ALSO, EXCEPTING THAT PART LYING WITHIN THE FORMER CHICAGO AND ERIE RAILROAD.

Commonly known as: 8301 CLARK APPR ST., MERRILLVILLE, IN 46410 AND 4200-4300 WIRTZ LANE, MERRILLVILLE, IN 46410

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 16th day of May, 2023.

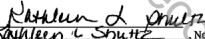

LAWRENCE J. WIRTZ

Community Title Company
File No. 2225590

STATE OF INDIANA
COUNTY OF LAKE SS:

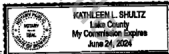
Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of May, 2023, personally appeared: LAWRENCE J. WIRTZ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0686227
My commission expires: 6-24-24
Resident of Lake County

Signature: 
Printed: Kathleen L. Smultz, Notary Public

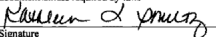
This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. BOX 980, Cedar Lake, IN 46303

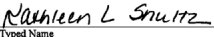
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: GRANTEES-WIRTZ PROPERTY, LLC-112 WILSON ST., CHESTERTON, IN 46304
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 112 WILSON ST., CHESTERTON, IN 46304
SEND TAX BILLS TO: GRANTEES- 112 WILSON ST., CHESTERTON, IN 46304

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


Typed Name