

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-520294
06/28/2023 02:00 PM
TOTAL FEES: 25.00

BY: JAS
PG #: 3

RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2301424L

THIS INDENTURE WITNESSETH, that Kristina Marie Epp (Grantor) CONVEY(S) AND WARRANT(S) to Shannon L Gniadek (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: 3434 Parkside Ave., Lake Station, IN 46405

Tax ID No.: 45-09-17-229-019.000-021

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 20 day of JUNE, 2023.

Kristina Marie Epp
Kristina Marie Epp

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Kristina Marie Epp who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 26 day of June 2023

Signature: Rebecca L. Kern
Printed: Rebecca L. Kern
Resident of: Lake County
State of: INDIANA
My Commission expires: March 29, 2026

FIDELITY NATIONAL TITLE/FNW2301424



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

Grantee's Address and Tax Billing Address: 3434 Parkside Ave.
Lake Station, IN 46405

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: Rebecca L Kern.

Return To: Shannon L Gniadek
3434 Parkside Ave.
Lake Station, IN 46405

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-09-17-229-019.000-021

LOTS 21 AND 22 IN BLOCK 4 IN GREATER GARY SUBDIVISION NO. 1, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13 PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder