

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523038
07/19/2023 02:49 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

PROPER TITLE, LLC

THIS INDENTURE WITNESSETH That

Nicholas W. Kornyllo and Sarah Kornyllo, husband and wife

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS TO

Edward Evangelista and Mary Evangelista, husband and wife

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-15-13-276-005.000-041

Commonly known as: 5042 W. 120th Avenue, Crown Point, IN 46307.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 7th day of July, 2023.

Nicholas W. Kornylo
Nicholas W. Kornylo

Sarah Kornylo
Sarah Kornylo

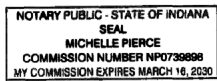
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 7 day of July, 2023, personally appeared Nicholas W. Kornylo and Sarah Kornylo and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Michelle Pierce
Notary Public, Resident of Lake County
Printed Name: Michelle Pierce
My Commission Expires: March 16, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Edward Evangelista and Mary Evangelista
5042 W. 120th Avenue
Crown Point, IN 46307

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Exhibit A

LOT NUMBERED THIRTY-EIGHT (38) IN WOODY CREEK ESTATES, UNIT 2, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 88 PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder