

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523267  
07/21/2023 09:54 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Mail recorded deed and tax bills to:  
GRANTEE'S ADDRESS:  
11528 W. 123<sup>rd</sup> Ave.  
Cedar Lake, IN 46303

## SPECIAL WARRANTY DEED

Order # FNW2301537

THIS INDENTURE WITNESSETH, That HANOVER DEVELOPMENT, LLC, an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO Joanne T. Abbott

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lot 131 in Birchwood Farms Subdivision Phase 3, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 114 page 78, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-15-17-487-001.000-014

More commonly known as 11528 W. 123<sup>rd</sup> Ave., Cedar Lake, IN 46303

Subject to all covenants, easements and restrictions of record.

Subject to 2023 real estate taxes payable 2024, and all years thereafter.

Dated this 18<sup>th</sup> day of July, 2023.



HANOVER DEVELOPMENT, LLC

By: OD ENTERPRISES, INC., its Manager

By: [Signature]

Scot F. Olthof,

Member of Hanover Development LLC,  
Vice President and Treasurer

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18<sup>th</sup> day of July, 2023, personally appeared: Scot F. Olthof, Member of Hanover Development LLC, and Vice President and Treasurer of OD Enterprises, Inc., Manager of Hanover Development, LLC, acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/12/2023

Signature [Signature]

Resident of Lake

County

Printed Stephanie L. Richerme

, Notary Public

### AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scot F. Olthof

Scot F. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311  
**FIDELITY NATIONAL TITLE/FNW2301537**