

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523362
07/21/2023 12:33 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Mail Tax Bills To:
935 Muirfield Court
Scherverville, IN 46375

Grantee Address:
935 Muirfield Court
Scherverville, IN 46375

Parcel No.
45-11-05-479-001.000-036

WARRANTY DEED

THIS INDENTURE WITNESSETH, That GOJKO RATIC and MILICA RATIC, HUSBAND AND WIFE, ("Grantors"), convey and warrant to RICARDO PEDRAZA AND NATALIE PEDRAZA, A married couple ("Grantees"), in consideration of 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 (the "Real Estate"):

UNIT 935 MUIRFIELD COURT, IN MUIRFIELD CONDOMINIUMS OF BRIAR RIDGE, A HORIZONTAL PROPERTY REGIME, CREATED BY DECLARATION RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 65109, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 67 PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.

Commonly known as 935 Muirfield Court, Scherverville, IN 46375

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Applicable building codes and zoning ordinances; and
3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake County, Indiana.


IN016834

IN016834


Greater Indiana Title Company

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IN WITNESS WHEREOF, Grantors have caused this deed to be executed this 7 day of July, 2023.



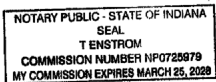
GOJKO RATIC





MILICA RATIC

STATE OF Indiana)
) SS:
COUNTY OF Lake

7 Before me, the undersigned, a Notary Public, in and for said County and State, this 7 day of July, 2023, personally appeared GOJKO RATIC and MILICA RATIC, and acknowledged the execution of the foregoing deed as their voluntary act for the purposes therein.





Notary Public


Printed Name

My Commission Expires: 3-25-28
My County of Residence: Lake
My Commission Number: 0728979

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. Lauren T. Ehardt

This instrument prepared by:
Lauren T. Ehardt, Burke Costanza & Carberry LLP
156 S. Washington Street, Valparaiso, IN 46383 (219) 769-1313