

NOT AN OFFICIAL DOCUMENT

2023-12970
09/12/2023 03:27 P.
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Peter J. Kokinda

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

Samantha Gawlinski, an unmarried woman

(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): 45-11-05-106-002.000-036

Commonly known as: 23 Lilac Court, Schererville, IN 46375.

PROPER TITLE, LLC

INPTB-946211
1082

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 8th day of September, 2023.



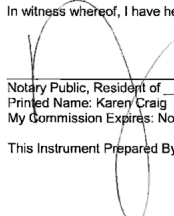
Peter J. Kokinda

STATE OF INDIANA

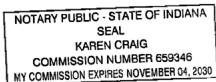
COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 8th day of September, 2023, personally appeared Peter J. Kokinda and acknowledged the execution of the foregoing instrument.

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



Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 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: Samantha Gawinski
23 Lilac Court
Schererville, IN 46375

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Exhibit A

UNIT 2, "C" AND "H" LILAC COURT PLUM CREEK TOWNHOMES ASSOCIATION, INC., ALSO KNOWN AS "C" AND "H" LILAC COURT PLUM CREEK CONDOMINIUM, INC., ALSO KNOWN AS "C" AND "H" CONDOMINIUMS, INC., AND ALSO KNOWN AS "C" AND "H" LILAC COURT PLUM CREEK CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NUMBER 739234 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 739230 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 740334 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder