

NOT AN OFFICIAL DOCUMENT

2023-531007
09/27/2023 12:21 PM
TOTAL FEE \$ 25.00
BY: JAS
PG #: 2
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 27 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2302165-SMS

THIS INDENTURE WITNESSETH, that Matthew J. Wenzel and Eva Wenzel, husband and wife, (Grantor) CONVEY(S) AND WARRANT(S) to Doanh Quoc Nguyen and Hannah Tran, husband and wife, (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:

Lot 14 in Deer Creek Estates Phase 1 Amended Plat, a Planned Unit Development in the Town of Winfield, as per plat thereof, recorded in Plat Book 97 page 30, and Plat of Amendment recorded January 23, 2006 in Plat Book 98 page 91, in the Office of the Recorder of Lake County, Indiana.

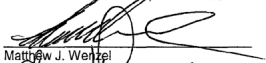
Property: 6747 Deer Creek Ct., Crown Point, IN 46307

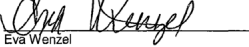
Tax ID No.: 45-17-08-101-019.000-047

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 22nd day of September, 2023.


Matthew J. Wenzel


Eva Wenzel

FIDELITY NATIONAL TITLE
fnw2302165


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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Matthew J. Wenzel and Eva Wenzel 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 22nd day of September, 2023

Signature: 
Printed: Shannon Stierer
Resident of: Lake County
State of: INDIANA
My Commission expires: March 8, 2031



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

Grantee's Address and Tax Billing Address: 6747 Deer Creek Ct.
Crown Point, IN 46307

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: Shannon Stierer.

Return To: Doanh Quoc Nguyen and Hannah Tran
6747 Deer Creek Ct.
Crown Point, IN 46307