

NOT AN OFFICIAL DOCUMENT

2025-532031
10/06/2023 1:19 AM
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

Oct 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2301752B-RJW

THIS INDENTURE WITNESSETH, that Matthew J Shepherd (Grantor) CONVEY(S) AND WARRANT(S) to Jessica Mojica (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 1357 Brandywine Rd, Crown Point, IN 46307

Tax ID No.: 45-17-09-229-023.000-044

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 29th day of September, 2023.

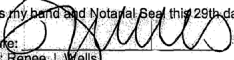

Matthew J. Shepherd


STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Matthew J Shepherd 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 29th day of September, 2023

Signature: 
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025


RENEE J. WELLS
Commission Number 702361
My Commission Expires 07/08/25
County of Residence Lake County

FIDELITY NATIONAL TITLE
FNW2301752B

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

Grantee's Address and Tax Billing Address: 1357 Brandywine Rd
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: Renee Wells.

Return To: Jessica Mojica
1357 Brandywine Rd
Crown Point, IN 46307

Property of Lake County Recorder

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-17-09-229-023.000-044

LOT 55 IN LAKES OF THE FOUR SEASONS, UNIT NO. 1, AS PER PLAT THEREOF, RECORDED PLAT BOOK 37, PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder