

NOT AN OFFICIAL DOCUMENT

2023-534468
2023 OCT 18 2023 12:16 PM
TOTAL FEE: 25.00
PG #: 2
RECORDED AS PRESENTED
STATE OF INDIANA
LAKE COUNTY
CLERK OF SUPERIOR COURT
RECORDERS

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 18 2023 LM

WARRANTY DEED

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX: LD. NO. 45-17-09-328-026.000-044

THIS INDENTURE WITNESSETH, That ZACHARY GONZALEZ, (GRANTOR), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to BRIAN COOK and MICHELLE KAY COOK, HUSBAND AND WIFE, (GRANTEES), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) 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:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: 3063 PARKWOOD PL., CROWN POINT, INDIANA 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 11th day of October, 2023.

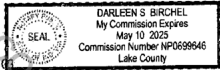
Zachary Gonzalez
ZACHARY GONZALEZ

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of October, 2023, personally appeared: ZACHARY GONZALEZ, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646
My commission expires: 5/10/25
Resident of Lake County
Public

Signature Darleen S Birchel
Printed Darleen Birchel, Notary



This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46307

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 3063 PARKWOOD PL., CROWN POINT, INDIANA 46307
SEND TAX BILLS TO: GRANTEES
COMMUNITY TITLE COMPANY
FILE NO. 2326015

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.

Darleen S Birchel
Signature

Darleen S Birchel
Printed Name

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EXHIBIT "A"
LEGAL DESCRIPTION

TAX; LD. NO. 45-17-09-328-026.000-044

LOT 790 AND THE SOUTHWESTERLY TRI-PART OF LOT 792 IN LAKES OF THE FOUR SEASONS UNIT 7, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID TRI-PART OF LOT 792 IN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF LOT 792, THENCE NORTHERLY 35 FEET TO A POINT, THENCE WESTERLY 50.34 FEET TO A POINT, THENCE SOUTHEASTERLY 61.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL WAS RESUBDIVIDED AND SHOULD BE KNOWN AS:

LOT 790 IN REVISION OF PUD-CUP CLASS II OF LOTS 790, 792 AND 794 LAKES OF THE FOUR SEASONS UNIT 7, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 57, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA