

NOT AN OFFICIAL DOCUMENT

2023 539014
12/06/2023 10:21 AM
TOTAL FEE \$ 2.00
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

Dec 05 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

PROPER TITLE, LLC

THIS INDENTURE WITNESSETH That

Catherine Hayes and Joseph Nuccio and Philip Nuccio and Sandra Van Drunen, tenants in common

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

Matthew J. Nuccio, sole ownership

(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): 45-14-36-300-002,000-013

Commonly known as: 15407 W. 145th Avenue, Cedar Lake, IN 46303.

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]

2

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IN WITNESS WHEREOF, Grantors have executed this Deed this 29th day of November, 2023.

Catherine Hayes
Catherine Hayes

Joseph Nuccio
Joseph Nuccio

Philip Nuccio
Philip Nuccio

Sandra Van Drunen
Sandra Van Drunen

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 29 day of November, 2023, personally appeared Catherine Hayes and Joseph Nuccio and Philip Nuccio and Sandra Van Drunen 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
Scherville, 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

Grantee Address/Mail Tax Statements and After
Recording Return To:

Matthew J. Nuccio
15407 W. 145th Avenue
Cedar Lake, IN 46303

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Exhibit A

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 38 RODS 3 1/2 FEET WEST AND 17 RODS 3 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 40 RODS THENCE WEST 24 RODS 6 1/2 FEET; THENCE NORTH 57 RODS 3 1/2 FEET TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG SAID NORTH LINE 8 RODS 6 1/2 FEET; THENCE SOUTH 17 RODS 3 1/2 FEET; THENCE EAST 16 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 38 RODS 3 1/2 FEET WEST AND 17 RODS 3 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 40 RODS; THENCE WEST 16 RODS; THENCE NORTH 57 RODS 3 1/2 FEET TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG SAID NORTH LINE 5 RODS; THENCE SOUTH 17 RODS 3 1/2 FEET; THENCE EAST 11 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder