

2023-3182
12 06 2023 11:03 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

RECORDED AS PRESENTED

WARRANTY DEED **PROPER TITLE, LLC**

THIS INDENTURE WITNESSETH That

IMPT 23-96289W
102

Robert G. Boyles and Nancy J. Boyles, husband and wife

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

Nicole P. Kaminsky, a single person

(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): 45-11-13-351-006,000-036

Commonly known as: 7550 Hamlin Street, Crown Point, IN 46307.

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]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 30th day of November, 2023.

Robert G. Boyles
Robert G. Boyles

Nancy J. Boyles
Nancy J. Boyles

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 30 day of November, 2023, personally appeared Robert G. Boyles and Nancy J. Boyles 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

NOTARY PUBLIC - STATE OF INDIANA
SEAL
KAREN CRAIG
COMMISSION NUMBER 659346
MY COMMISSION EXPIRES NOVEMBER 04, 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

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

Nicole P. Kaminsky
7550 Hamlin Street
Crown Point, IN 46307

NOT AN OFFICIAL DOCUMENT

Exhibit A

LOT 19 IN NORTHWOODS UNIT NO. 1, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 70, PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA.

Property of Lake County Recorder