

2023-5 1991  
1:17:01/1027 11:58 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

Dec 06 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

Douglas A. Roach, Jr. and Katherine R. Chiluski, as joint tenants with rights of survivorship

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

William Lyons, III and Jennifer Lyons,

(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): 45-07-26-132-011-000-006  
Commonly known as: 1542 N. Indiana Street, Griffith, IN 46319.

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.*

**PROPER TITLE, LLC**  
JMP 23-26458W  
10/2

[SIGNATURE PAGE TO FOLLOW]

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 4th day of December, 2023.

Douglas A. Roach  
Douglas A. Roach, Jr.

Katherine R. Chiluski  
Katherine R. Chiluski

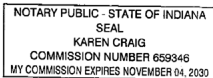
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 4 day of December, 2023, personally appeared Douglas A. Roach, Jr. and Katherine R. Chiluski 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  
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:

William Lyons, III and Jennifer Lyons  
1542 N. Indiana Street  
Griffith, IN 46319

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

LOT 73 IN OAK HILLS 4TH ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder