

2023-11-09 12:06:10 PM
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

Mary Alice Seljan

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

Kurtis Urbahns, an unmarried man

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which 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.

Commonly known as: 3134 Duluth Street, Highland, IN 46322

Parcel No(s): 45-07-21-228-010.000-026

PROPER TITLE, LLC

ENPT 23-98781 IV

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.*

The undersigned hereby represents that this real estate is not "property" as defined in Indiana Code 13-25-3-1, and is not and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste materials, and that no disclosure statement under Indiana Code 13-25-3-1, 5-1, et seq. (Indiana Responsible Transfer of Property Law), is required for this transaction.

The undersigned attorney in fact swears or affirms under the penalties for perjury that the undersigned is executing this instrument pursuant to the Power of Attorney, recorded February 12, 2021 as instrument number 2021-014373, that it has not been amended or revoked, and that it remains in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 1st day of December, 2023.

Mary Alice Seljan by Cheryle W. Seljan
Mary Alice Seljan by Cheryle W. Seljan,
her Attorney-in-Fact

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 1 day of December, 2023, personally appeared Cheryle W. Seljan as Attorney-in-Fact for Mary Alice Seljan 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
Scherverville, 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

Mail Tax Statements and After Recording Return To: Kurtis Urbahns
3134 Duluth Street
Highland, IN 46322

Grantee Address MP

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description

Lot 22 in Block 3 in Homestead Gardens Master Addition, in the town of Highland, as per plat thereof, recorded in Plat Book 31 page 79 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 3134 Duluth Street, Highland, IN 46322
Parcel No(s): 45-07-21-228-010.000-026

Property of Lake County Recorder