

# NOT AN OFFICIAL DOCUMENT

2023-539990  
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TOTAL PAGES: 25/00  
BY: JAS  
PG #: 2  
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

Mail Tax Bills To:

3106 Amber Way  
Scherverville, IN 46375

Grantee Address:

3106 Amber Way  
Scherverville, IN 46375

Parcel No.

45-16-07-404-006.000-042

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That THOMAS P KOENIG ("Grantor"), conveys and warrants to the 472 Land Trust dated November 1, 2023 ("Grantee"), in consideration of the sum of Ten Dollars (\$10.00) 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 (the "Real Estate"):


LOT 35 IN ELLENDALE FARM UNIT SEVEN, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91 PAGE 7. IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 472 O'Hagan Dr, Crown Point, IN 46307

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Applicable building codes and zoning ordinances; and
3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake County, Indiana.

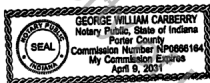
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 1st day of November, 2023.

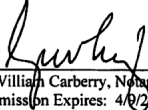
  
THOMAS P KOENIG

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STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned, a Notary Public, in and for said County and State, this 1<sup>st</sup> day of November, 2023, personally appeared THOMAS P KOENIG and acknowledged the execution of the foregoing deed as his voluntary act for the purposes therein.



  
George William Carberry, Notary Public  
My Commission Expires: 4/9/2031  
Commission No. 666164  
Resident of Porter County, Indiana

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. George W. Carberry

This instrument prepared by:  
George W. Carberry, Burke Costanza & Carberry LLP  
156 S. Washington Street, Valparaiso, IN 46383 (219) 769-1313