

NOT AN OFFICIAL DOCUMENT

2023-54986
12/06/2023 02:14 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 Nick and Eddie Consultant, Inc., GRANTOR, of Lake County, in the State of IN, whose mailing address is 277 Wildwood Road, Lowell, IN 46356, convey(s) and warrant(s) to Nicholas R Skalnik, a married man, as his sole and separate property, Christopher Skalnik, a married man, as his sole and separate property, and Eddie Moreno, a single man, as joint tenants with right of survivorship, and not as tenants in common, GRANTEE, of Lake County, in the State of IN, whose mailing address is 277 Wildwood Road, Lowell, IN 46356, for the sum of ZERO AND NO/100 DOLLARS (\$0.00), the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, and State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 277 Wildwood Road, Lowell, IN 46356
Assessor's Parcel Number: 45-19-12-106-007.000-007
Prior Recorded Doc. Ref.: Deed: Recorded August 24, 2022, Doc. No. 2022-534986

SUBJECT TO any and all Easements, Agreements, and Restrictions of record

When the context requires, singular nouns and pronouns, include the plural.

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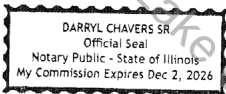
IN WITNESS whereof, Grantor has executed this deed this 4 day of December, 2023

BY: Nicholas R Skalnik
Officer of Nick and Eddie Consultant, Inc.
Printed Name & Title: Nicholas R Skalnik President

STATE OF ILLINOIS
COUNTY OF COOK SS

Be it remembered that on the 4th day of December, 2023, before me by means of [X] physical presence or [] online notarization the undersigned, a Notary Public, personally appeared NICHOLAS R. SKALNIK as President of Nick and Eddie Consultant, Inc., known to me to be the person whose name is subscribed to the foregoing deed of conveyance, who being by me duly sworn, deposes and says that he/she resides in the city of JANES PARK, county of COOK, and state of ILLINOIS; that he/she is President of Nick and Eddie Consultant, Inc.; that he/she knows the corporate seal of said corporation; that the seal affixed to the foregoing conveyance is the corporate seal of said corporation; that said seal was affixed by order of said corporation and that he/she signed his/her name to said instrument by like order as President of said corporation; and acknowledged that he/she signed, sealed, and delivered said deed as his/her free and voluntary act, for the uses and purposes therein set forth, and that the said company also executed said conveyance by its said officer as its free and voluntary act, for the uses and purposes therein set forth.

IN WITNESS whereof I have hereunto set my hand and official seal this 4th day of December, 2023



DARRYL CHAVERS SR
Notary Public (Signature)
DARRYL CHAVERS SR
Notary Public (Printed Name)
My Commission Expires: 12-2-2026
County of Residence: COOK

After Recording Return To:
Nicholas R Skalnik, et al
277 Wildwood Road
Lowell, IN 46356

Send Subsequent Tax Bills To:
Nicholas R Skalnik
277 Wildwood Road
Lowell, IN 46356

This instrument was prepared by:
Eric Feldman, Esq.
1349 Galleria Drive
Henderson, Nevada 89014
(702) 736-6400

This instrument prepared by Eric Feldman, Attorney at Law, 1349 Galleria Drive, Henderson, Nevada 89014, (702) 736-6400, at the specific request of the party or parties and based solely on information supplied without examination of title. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The party or parties hereto accept this DISCLAIMER by execution and acceptance. 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. Eric Feldman.

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EXHIBIT A
Legal Description

L1-2311-IN-3858369

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN LAKE COUNTY, INDIANA:

LOT 59 IN THE SOUTH ½ OF BLOCK 25 IN DALECARLIA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

45-19-12-106-007.000-007

Being Property Conveyed by Trustee's Deed from Craig A. Cassata, as Trustee under the Provisions of that certain Trust Agreement dated November 12, 2007, and known as the Craig A. Cassata Revocable Trust to Nick and Eddie Consultant, Inc., recorded August 24, 2022, in , Lake County, Indiana.

Public Records Lake County Recorder