

2024-0168  
01/12/2024 02:07 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 17 2024 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail recorded deed and tax bills to:  
GRANTEE'S ADDRESS:  
11882 Kentucky St.  
Crown Point, IN 46307

**SPECIAL WARRANTY DEED**  
Order # FNW2303244

THIS INDENTURE WITNESSETH, That WALKERTON PARK DEVELOPMENT LLC an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO Joseph D. Castillo

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

The North 22.33 feet of the South 96.17 feet of Lot 16 in Walkerton Park-Phase 3, as per plat thereof, recorded in Plat Book 115 page 27, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-16-15-210-004.000-042  
More commonly known as 11882 Kentucky St., Crown Point, IN 46307  
Subject to all covenants, easements and restrictions of record.

Subject to 2024 real estate taxes payable 2025, and all years thereafter.

Dated this 12<sup>th</sup> day of January, 2024.

WALKERTON PARK DEVELOPMENT LLC  
By: OD ENTERPRISES, INC., its Manager  
By: Frederick V. Olthof  
Frederick V. Olthof,  
Member of Walkerton Park Development LLC  
Vice President and Secretary



STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of January, 2024, personally appeared: Frederick V. Olthof, Member of Walkerton Park Development LLC and Vice President and Secretary of OD Enterprises, Inc., Manager of Walkerton Park Development LLC, acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/12/2025 Signature Stephanie L. Richerme  
Resident of Lake County Printed Stephanie L. Richerme, Notary Public

**AFFIRMATION**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Frederick V. Olthof  
Frederick V. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311  
**FIDELITY NATIONAL TITLE/FNW2303244**