

NOT AN OFFICIAL DOCUMENT

2024 5:45:00
02/11/2024 08:50 AM
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

Feb 13 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

-L.B

Grantee's Address:

Mail Tax Bills To:
Timothy R. Heicher
1415 W. Old Ridge Road
Hobart, IN 46342

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH That: Rosa Stefanescu as Personal Representative of the Estate of Constantin Stefanescu, deceased, which estate is pending in Lake Superior Court under cause No. 45D11-2309-EU-000423, by virtue of her power and authority granted to a personal representative under the Indiana Code proceeding Unsupervised Administration ("Grantor"), *CONVEYS AND WARRANTS TO*: Timothy R. Heicher ("Grantee"), in 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, to wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF RIDGE ROAD AND 247.86 FEET SOUTHEASTERLY OF THE WEST LINE OF SECTION 30; THENCE SOUTHERLY AT RIGHT ANGLES 141.13 FEET TO THE NORTHERLY LINE OF 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY 56.0 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 8.22 FEET TO THE CENTER LINE OF SAID 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ALLEY A DISTANCE OF 66.08 FEET; THENCE NORTH AT RIGHT ANGLES 149.13 FEET TO THE SOUTHERLY LINE OF SAID RIDGE ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RIDGE ROAD A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA. TOGETHER WITH PART OF NORTH HALF OF VACATED ALLEY ADJACENT TO SUBJECT REAL ESTATE.

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all taxes, easements, covenants and restrictions of record.

Parcel No.: 45-09-30-351-002.000-018

Property commonly known as: 1415 W. Old Ridge Road, Hobart, IN 46342

IN WITNESS WHEREFORE, Grantor has executed this deed this 30 day of January 2024.

Rosa Stefanescu

Rosa Stefanescu as Personal Representative of the Estate of Constantin Stefanescu

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 30 day of January 2024 personally appeared Rosa Stefanescu and acknowledged the execution of the foregoing Warranty Deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 7/20/25

Laura J. Brasovan
Notary Public

County of Residence: lake

Laura J. Brasovan
Printed

This Instrument Prepared By: Michael D. Brazil, Attorney at Law, 3200 Willowcreek Road, Portage, IN 46368
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. Alexa Murray

