

2024-01-08
02:28:2024 11:04 PM
TOTAL FEE: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Samantha Salzeider

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

Anthony Gomez, an unmarried man and Kristina L Kaucky, an unmarried woman

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof 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.

Parcel No(s): 45-11-05-107-004,000-036

Commonly known as: 1433 Elm Court, Schererville, IN 46375.

PROPER TITLE, LLC

JAN 29 - 9751511/22

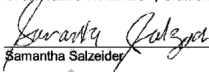
This conveyance is made subject to:

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.*

[SIGNATURE PAGE TO FOLLOW]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 20th day of February, 2024.


Samantha Salzeider

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 20 day of February, 2024, personally appeared Samantha Salzeider 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

NOTARY PUBLIC - STATE OF INDIANA
SEAL
KAREN CRAIG
COMMISSION NUMBER 659346
MY COMMISSION EXPIRES NOVEMBER 04, 2030

This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherville, 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

Grantee Address/Mail Tax Statements and After
Recording Return To:

Anthony Gomez and Kristina L. Kaucky
1433 Elm Court
Scherville, IN 46375

NOT AN OFFICIAL DOCUMENT

Exhibit A

UNIT 1433 IN BUILDING 1 OF VILLA OAKS TOWNHOMES CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NUMBER 491262 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 491261 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 92043787 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder