

2/24/2024 5:00:03
07/07/2024 10:49 AM
TOTAL FEES: 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

Apr 01 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-15-33-203-024.000-014

Tax Mailing Address:
14147 MAGNOLIA ST
CEDAR LAKE IN 46303

WARRANTY DEED

THIS INDENTURE WITNESSETH that Jesse Gross, Grantor, of Lake County, in the State of Indiana, conveys and warrants to

David W. Chapleau and Desiree Chapleau, husband and wife,

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

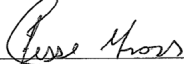
Lot 249-4, in Rose Garden Estates P.U.D.-Phase 1 being a Subdivision of Part of the Northwest Quarter and of Part of the Northeast Quarter of Section 33, Township 34 North, Range 9 West of the Second Principal Meridian, according to the plat thereof recorded December 9, 2019, as Document No. 2019-084955 and re-recorded October 4, 2021, as Document No. 2021-062121, in Book 114, page 87, in Lake County, Indiana.

Commonly known as: 14147 Magnolia Street
Cedar Lake, IN 46303

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Jesse Gross has executed this Warranty Deed on this

28 day of March, 2024.



Jesse Gross

(Warranty Deed – GITC File No. IN017822 -Page 1 of 2)

Greater Indiana Title Company

①

NOT AN OFFICIAL DOCUMENT

State of Florida)
County of Osceola) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Jesse Gross** and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 28 day of March, 2024.



DANIEL TIRRI
Notary Public
State of Florida
Comm# HH312142
Expires 9/14/2026

Notary's Signature: *Daniel Tirri*

Notary's Printed Name: Daniel Tirri

Notary's County of Residence: 4853 E Irla Branson Memorial Hwy

Notary's Commission Expires: 9/14/2026

Notary's Commission Number: HH312142

After recording return to and Mailing Address of Grantees: David W. Chaplean and Desiree Chaplean
14147 MAGNOLIA ST
CEDAR LAKE IN 46303

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN017822.

(Warranty Deed - GTC File No. IN017822 - Page 2 of 2)