

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-01018
04/01/2024 01:41 PM
FEE TOTAL DUES: 25.00
BY: JAS
PG # : 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: I.D. NO. : 45-03-22-328-025.000-024

THIS INDENTURE WITNESSETH, That DOUGLAS POWERS, GRANTOR, of Barry County in the State of MICHIGAN, CONVEYS AND WARRANTS to LAWANDA DAWSON, of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) 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:

PARCEL 1: UNIT A-2 OF FITZSIMMONS CONDOMINIUMS OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21, 22 AND 23 IN BLOCK 2 IN FIRST ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 14, IN LAKE COUNTY, INDIANA, AS CREATED BY DECLARATION RECORDED AS INSTRUMENT NUMBER 2021-43863 AND AS BUILT FLOOR PLANS RECORDED IN INSTRUMENT NUMBER 2021-66616 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 OFF INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

PARCEL 2: EXCLUSIVE PARKING LOT ALLOCATION FOR PARCEL 1, PARKING SPACES 3 & 4 AS SET FORTH IN THE FITZSIMMONS DECLARATION OF COVENANTS RECORDED AS DOCUMENT NO. 2021066616.

COMMONLY KNOWN AS: 2200 E. 138TH ST., UNIT B, EAST CHICAGO, IN 46312

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 29 day of March, 2024



DOUGLAS POWERS

COMMUNITY TITLE COMPANY
FILE NO. 2401652

STATE OF Michigan

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COUNTY OF Barry SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of March, 2024 personally appeared: **DOUGLAS POWERS**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: N/A

My commission expires: Feb. 11, 2024

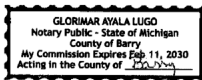
Resident of Barry County

Signature

Printed

[Signature]
Glorimar Ayala Lugo

Notary Public



This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45

VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**

GRANTEE'S MAILING ADDRESS: **2200 E. 138th ST. UNIT B, EAST CHICAGO, IN 46312**

SEND TAX BILLS TO: **GRANTEE**

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.

[Signature]
Signature

DARLEEN S. BIRCHEL

Printed Name