

2024-510158  
04/03/2024 03:20 PM  
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 02 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:  
45-06-13-177-002.000-027

Tax Mailing Address:  
7648 HOHMAN AVE  
MUNSTER IN 46321

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Michelle A. Nowak, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Heather ~~X~~ Spielmann, a single woman <sup>TE</sup>

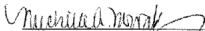
Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Apartment 2 in Broadmoor Condominium, a Horizontal Property Regime per Declaration recorded November 22, 1977, as Document No. 440887, and in Plat Book 48, pages 7 and 8, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest appertaining to each apartment in the common areas of Broadmoor Horizontal Property Regime.

Commonly known as: 7648 Hohman Avenue  
Munster, IN 46321

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, Michelle A. Nowak has executed this Warranty Deed on this 22<sup>nd</sup> day of March, 2024.

  
Michelle A. Nowak

(Warranty Deed – GTC File No. IN017705 - Page 1 of 2)

IN017705

# NOT AN OFFICIAL DOCUMENT

State of Indiana        )  
                                  ) SS:  
County of Lake         )

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

Witness my hand and Notarial Seal this 22<sup>nd</sup> day of March, 2024.



Notary's Signature: \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_

Enstrom

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

**After recording return to and Mailing Address of Grantee:**

Heather K. Spielmann  
7648 HOHMAN AVE  
MUNSTER IN 46321

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 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN017705.

(Warranty Deed – GITC File No. IN017705 - Page 2 of 2)