



GIN JAMMTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-012053
10:00 AM 2024 Apr 30

Mail Tax Bills to: Grantee: 7266 W. 20th Ave., Gary, IN 46406

STATE OF INDIANA)
)SS: IN THE LAKE CIRCUIT COURT
COUNTY OF LAKE) PROBATE DIVISION
 SITTING AT CROWN POINT, INDIANA

IN THE MATTER OF)
THE GUARDIANSHIP OF)
) CAUSE NO.: 45C01-2310-GU-268
MICHAEL BOBALIK,)
An Incapacitated Adult.)

GUARDIAN'S DEED

Anthony Bobalik, as Guardian of the person of Michael Bobalik, incapacitated adult, which guardianship is under the supervision of the Circuit Court of Lake County, under cause number 45C01-2310-GU-268, in the office of the Clerk of the Circuit Court of Lake County, Indiana, pursuant to an Order of the Circuit Court of Lake County, Indiana, hereby conveys to Anthony Bobalik, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11 AND RUNNING NORTH ALONG THE WEST LINE OF SAID SECTION 11 WHICH IS ALSO THE CENTER LINE OF CLINE AVENUE, 689.73 FEET TO THE NORTH LINE OF 20TH AVENUE, THENCE EAST ON THE NORTH LINE OF 20TH AVENUE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID SECTION 11, 235.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 11, 125 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 11, 60 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 11, 125 FEET TO THE NORTH LINE OF 20TH AVENUE; THENCE WEST ON THE NORTH LINE OF 20TH AVENUE, 60 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Commonly known as: 7266 W. 20th Ave., Gary, IN 46406
Parcel No.: 45-07-11-351-004.000-004

APR 30 2024

Subject to the following:

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

1. Real Estate taxes, for the year 2023, payable in 2024 and for all subsequent years, not yet due and payable.
2. Easements, covenants and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premise.
3. Liens and encumbrances, if any, created by the acts of the herein grantees.

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NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said Anthony Bobalik, Guardian of the person of

Michael Bobalik, has hereunto set her hand and seal this 23 day of

April, 2024.

Anthony Bobalik
Anthony Bobalik, Guardian of
Michael Bobalik, Incapacitated Adult.

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me a Notary Public in and for said County and State, personally appeared Anthony Bobalik, and who acknowledged the execution of the forgoing Guardian's Deed as his free and voluntary act for the purpose of conveying real property.

Signed and sealed this 23 day of April, 2024.



Shauna L. Georgeff, Notary

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Shauna M. Lange

This instrument prepared by:
Lange Legal Group, P.C.
Shauna M. Lange, Esq.
17 Main Street, Hobart, IN 46342
219-947-1692

