

NOT AN OFFICIAL DOCUMENT

2024-520054 STATE OF INDIANA
 06/21/2024 8:41 AM LAKE COUNTY
 TOTAL FEES: \$5.00 FILED FOR RECORD
 BY: SP GINA PIMENTEL
 PG #: 2 RECORDER
 RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 20 2024 SLG

PEGGY HOLINGA-KATONA
 LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-11-08-102-009.000-036

THIS INDENTURE WITNESSETH THAT, THERESE HILLIARD A/K/A THERESE HILLIARD, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO CATHERINE S. SPATARO, of LAKE County in the State of INDIANA, (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:

PART OF LOT 56 IN BRIAR COVE SUBDIVISION, PHASE 2, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 92 PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 56; THENCE NORTH 01 DEGREES 11 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 89.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 00 MINUTES 27 SECONDS WEST, ALONG SAID WEST LOT LINE, 78.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 56; THENCE NORTH 77 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 56, A DISTANCE OF 153.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 56; THENCE SOUTHERLY, ALONG THE CURVED EASTERLY LINE OF SAID LOT 56, A DISTANCE OF 46.19 FEET; THENCE SOUTH 66 DEGREES 56 MINUTES 06 SECONDS WEST, 176.22 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 872 MANISTEE AVE., SCHERERVILLE, IN 46375

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 14 day of June, 2024

Theresse Hilliard
Theresse Hilliard
 THERESE HILLIARD A/K/A THERESE HILLIARD

STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of June, 2024, personally appeared: **THERESE HILLIARD A/K/A THERESE HILLIARD** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

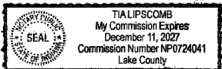
Commission Number: 724041

My commission expires: 12/11/2027

Signature: [Signature]

Resident of Lake County

Printed Tia Lipscomb, Notary Public



COMMUNITY TITLE COMPANY
 FILE NO. 2427943

NOT AN OFFICIAL DOCUMENT

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 STREET OR RURAL ROUTE ADDRESS: **872 MANISTEE AVE., SCHERERVILLE, IN 46375**
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



Printed Name

Property of Law
County Recorder