

# NOT AN OFFICIAL DOCUMENT

2024-520038  
D: 7/21/2024 (8:44 AM)  
TOTAL FEE: 2.50  
BY: SP  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 20 2024 SLG

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: FNW2400998

*(Handwritten initials)*

Thanh

*(Handwritten initials)* THIS INDENTURE WITNESSETH, that Marguerite E. Muzek (Grantor) CONVEY(S) AND WARRANT(S) to Binh T. Le and ~~Chi Thu Thi Tran~~ *(Handwritten initials)* Chi Thu Thi Tran, joint tenants with rights of \* (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF \*survivorship *(Handwritten initials)*

Property: 9624 Jackson Ct., Crown Point, IN 46307

Tax ID No.: 45-12-33-257-026.000-029

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 9th day of May, 2024.

*(Handwritten signature)*  
Marguerite E. Muzek

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Marguerite E. Muzek who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 9th day of May, 2024

Signature: *(Handwritten signature)*  
Printed: Renee J. Wells  
Resident of Lake County  
State of INDIANA  
My Commission expires: July 8, 2025

NOTARY PUBLIC  
SEAL  
STATE OF INDIANA  
RENEE J. WELLS  
Commission Number 702361  
My Commission Expires 07/08/25  
County of Residence Lake County

FIDELITY NATIONAL TITLE  
FNW2400998

# NOT AN OFFICIAL DOCUMENT

**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 9624 Jackson Ct.  
Crown Point, IN 46307

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: Renee Wells.

**Return To:** Binh Thanh Le and Chi Thu Thi Tran  
9624 Jackson Ct.  
Crown Point, IN 46307

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): **45-12-33-257-026.000-029**

---

THAT PART OF LOT 1 LYING NORTH OF A LINE DRAWN RADIAL THROUGH A POINT ON THE EAST LINE OF SAID LOT 1 AN ARC DISTANCE OF 38.94 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE OF SAID LOT 1 IN CROWN RIDGE ESTATES 1ST RESUBDIVISION OF TRACTS 38 AND 39 IN CROWN RIDGE ESTATES UNIT THREE, A PLANNED UNIT DEVELOPMENT IN CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87 PAGE 76 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

County of Lake County Recorder