

NOT AN OFFICIAL DOCUMENT

2024-5-001
6/20/2024 10:00 AM
TOTAL FEES: \$5.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: SP
PG #: 3
RECORDED AS PRESENTED

Jun 20 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Chad Whiteside, as joint tenants with rights of survivorship and Erin Lucas, as joint tenants with rights of survivorship ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to John J. Koepf and Joanne M. Koepf, tenants by the entirety and Martin K. Ryan, individually, together as joint tenants with rights of survivorship. ("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, State of Indiana:

Lot Number 51 in Monastery Woods Cottage Homes, Phase 2, being a Resubdivision of Lots 1 and 2 in Monastery Woods Cottage Homes and also Lot 293 and Part of Lot 294 in Monastery Woods, Phase 2; an Addition to the Town of Cedar Lake, Indiana, as per plat thereof, recorded in Plat Book 109, Page 36, in the Office of the Recorder of Lake County, Indiana.

Parcel Number(s): 45-15-21-401-057,000-014

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 10037 West 130th Lane, Cedar Lake, IN 46303. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantee(s) Address: 10037 West 130th Lane, Cedar Lake, IN
46303

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 17th day of June, 2024.

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GRANTOR(S):

Chad Whiteside
Chad Whiteside

STATE OF INDIANA
COUNTY OF La Porte IL 6

Before me, a Notary Public in and for said County and State, personally appeared and Chad Whiteside, as joint tenants with rights of survivorship, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of June, 2024.

Jamie A. Goodwin
Notary Public

Jamie L. Goodwin
Printed Name

Resident of La Porte County

My Commission Expires: 1-16-2028



LaPorte County Recorder

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Erin Lucas

Erin Lucas

STATE OF INDIANA ^{Texas} *RLC*
COUNTY OF Denton *RLC*

Before me, a Notary Public in and for said County and State, personally appeared Erin Lucas, as joint tenants with rights of survivorship, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

June 14th 2024

Witness my hand and Notarial Seal this ~~17th~~ ^{14th} day of June, 2024. *RLC*

Lisa Anne Contreras

Notary Public

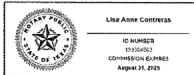
Lisa Anne Contreras

Printed Name

Resident of Denton County

Electronically signed and notarized online using the Proof platform.

My Commission Expires: 08/31/2025



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. Shawn R. Freibert

This instrument was prepared by (and after recording return to):
Shawn R. Freibert, Attorney at Law - Acuity Title
800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: 10037 West 130th Lane, Cedar Lake, IN 46303
File Number: 49071

CHAIN OF TITLE - FOR INFORMATIONAL PURPOSES ONLY — NOT TO BE RECORDED