

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2401860
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Ransom S. Klocek, ^{-L.B.C.} and Kiersten E. Klocek, ^{-L.B.J.} husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Tatiana Manuel and Lerad Dawson, Husband and Wife, Joint Knans (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

Property: 7135 Delaware St, Merrillville, IN 46410

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 16 day of July, 2024.

Ransom S. Klocek
Ransom S. Klocek

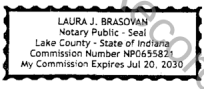
Kiersten E. Klocek
Kiersten E. Klocek

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Ransom S. Klocek and Kiersten E. Klocek, husband and wife, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of July, 2024

Signature: Laura J. Brasovan
Printed: LAURA J. BRASOVAN
Resident of: LAKE County
State of: INDIANA
My Commission expires: 7-20-30



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 7135 Delaware St, Merrillville, IN 46410

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: Dena Phillips Farling.

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-12-15-176-007.000-030**

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE WEST LINE OF LOT 9 IN BLOCK 2 IN PART 1 OF MERRILL HEIGHTS SUBDIVISION IN LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28 PAGE 58, OF THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, WHICH POINT IS 10 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 9; THENCE WEST 211.69 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF DELAWARE STREET AS EXTENDED SOUTH, SAID DELAWARE STREET BEING THAT AS SHOWN ON SAID RECORDED PLAT OF SAID MERRILL HEIGHTS SUBDIVISION; THENCE NORTH ALONG THE SAID EAST RIGHT-OF-WAY LINE OF SAID DELAWARE STREET AS EXTENDED SOUTH, 80 FEET; THENCE EAST 211.69 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 8 IN BLOCK 2 IN PART 1 OF SAID MERRILL HEIGHTS SUBDIVISION, WHICH POINT IS 20 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; AND THENCE SOUTH 80 FEET TO THE PLACE OF COMMENCEMENT.

Property of Lake County Recorder