

NOT AN OFFICIAL DOCUMENT

2024-5249
07/26/2024 10:35 AM
LOCAL FILE 5. 25. 00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: MA
PG #: 3
RECORDED AS PRESENTED

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Linda M. Tylka, Louis M. Tylka, and Therese Dunning, surviving joint tenants of Joseph James Tylka, deceased, ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Nicholas B. Turner, an unmarried man, ("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:

Part of Lot 126 in Meadows of Dyer, Phase Two-A, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 83 page 40, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 126 is described as follows: Commencing at the Northwest corner of said Lot 126, thence Southerly along the curved Westerly line of said Lot, being a curve concave to the West and having a radius of 380.0 feet, an arc distance of 36.96 feet to the true point beginning hereof; Thence North 76 degrees 09 minutes 57 seconds East on line radial from said curved Westerly line, 145.24 feet to a point on the East line of said Lot 126; thence South 0 degrees 00 minutes West along said East line 51.54 feet to the Southeast corner of said Lot 126; thence South 81 degrees 44 minutes 17 seconds West along the South line of said Lot 135.35 feet to the Southwest corner of said Lot 126; thence Northerly along the aforesaid curved Westerly line of said Lot an arc distance of 36.96 feet to the point of beginning.

Parcel Number(s): 45-10-01-178-008.000-034

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 739 Blue Jay Way, Dyer, IN 46311. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantee(s) Address: 739 Blue Jay Way, Dyer, IN 46311

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IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 25th day of July, 2024.

GRANTOR(S):

Linda M. Tylka by Therese Dunning AIF

Linda M. Tylka by Therese Dunning, Attorney-in-Fact pursuant to Power of Attorney recorded in Instrument No. 2024-524098

Louis M. Tylka by Therese Dunning AIF

Louis M. Tylka by Therese Dunning, Attorney-in-Fact pursuant to Power of Attorney recorded in Instrument No. 2024-524099

Therese Dunning
Therese Dunning

STATE OF INDIANA

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Linda M. Tylka by Therese Dunning, her attorney-in-fact, Louis M. Tylka by Therese Dunning, his attorney-in-fact, and Therese Dunning, surviving joint tenants of Joseph James Tylka, deceased, 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 25th day of July, 2024.

Jamie L. Goodwin

Notary Public

Jamie L. Goodwin

Printed Name

Resident of LaPorte County

My Commission Expires: 1-16-2028



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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

Grantee's Address: 739 Blue Jay Way, Dyer, IN 46311

File Number: 49345

Property of Lake County Recorder