

2024-5-24725  
7/2/2024 11:09 AM  
TOTAL FEE: \$5.00  
BY: MA  
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

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

JUL 24 - 10/23/24  
**PROPER TITLE, LLC**

Matthew E. Kessler, a married man and Eric E. Kessler a/k/a Eric W. Kessler, a married man and Charlotte J. Kessler, a married woman, as joint tenants with rights of survivorship and not as tenants in common

(Grantors), of Lake County, in the State of Indiana **CONVEYS AND WARRANTS** to

Douglas P. Surprenant, an unmarried person and Gina L. Calabrese, an unmarried person

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-11-21-128-003.000-036  
Commonly known as: 2423 Canterbury Place, Schererville, IN 46375.

This conveyance is made subject to:

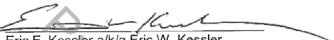
1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 24th day of July, 2024.

  
Matthew E. Kessler

  
Eric E. Kessler a/k/a Eric W. Kessler

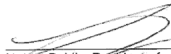
  
Charlotte J. Kessler

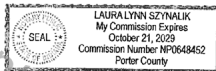
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 24th day of July, 2024, personally appeared Matthew E. Kessler and Eric E. Kessler a/k/a Eric W. Kessler and Charlotte J. Kessler and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
Notary Public, Resident of Porter County  
Printed Name: Laura Lynn Szynalik  
My Commission Expires: 10-21-2029



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Scherville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

Douglas P. Surprenant and Gina L. Galabrese  
2423 Canterbury Place  
Scherville, IN 46375

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

LOT 130 IN SPRING HILL 2ND ADDITION, PHASE ONE, A SUBDIVISION IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 46 PAGE 79, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder