

NOT AN OFFICIAL DOCUMENT

2024-521751
07/26/2024 01:40 PM
TOTAL FEES 25.00
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

INPJ 21-989811/102
PROPER TITLE, LLC

Andrew J. Pfeiffer and Samantha A. Pfeiffer, husband and wife

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

Fred R. Vondrak and Maripatricia Vondrak, ^{husband and wife KC}
~~as joint tenants with rights of survivorship~~

(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): 45-19-04-227-049.000-057

Commonly known as: 15002 Drummond Street, Cedar Lake, IN 46303.

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]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 23rd day of July, 2024.

Andrew J. Pfeiffer
Andrew J. Pfeiffer

Samantha A. Pfeiffer
Samantha A. Pfeiffer

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 23rd day of July, 2024, personally appeared Andrew J. Pfeiffer and Samantha A. Pfeiffer and acknowledged the execution of the foregoing instrument.

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

Karen Craig
Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030



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:

Fred R. Vondrak and Maripatricia Vondrak
15002 Drummond Street
Cedar Lake, IN 46303

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Exhibit A

LOT 17, IN LYNNWAY COTTAGE HOMES, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 6 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder