

2024 525464
08/01/2024 01: 6 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

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Janet R. Lee

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

Rachel Bremer and Nicholas Ecsy, joint tenancy with right 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): 45-07-27-152-005.000-026

Commonly known as: 3219 Martha Street, Highland, IN 46322.

PROPER TITLE, LLC

INP724 101349W
102

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 31st day of July, 2024.

Janet R Lee
Janet R. Lee

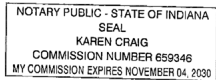
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 31 day of July, 2024, personally appeared Janet R. Lee 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 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
Schererville, 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:

Rachel Bremer and Nicholas Ecsy
3219 Martha Street
Highland, IN 46322

NOT AN OFFICIAL DOCUMENT

Exhibit A

LOT 207, SOUTHTOWN ESTATES 4TH ADDITION, IN THE TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 33, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder