

NOT AN OFFICIAL DOCUMENT

2024-5-5547
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 TOTAL PAGES: 20/00
 BY: MA
 PG #: 2
 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

TAX: LD. NO. : 45-07-26-479-026.000-006

THIS INDENTURE WITNESSETH, ZACHARY S. LANGBARTELS, GRANTOR of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BERNARD BUBALA of LAKE County in the State of INDIANA, as GRANTEE, in consideration of One Dollar (\$1.00) 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:

THE NORTH 1/4 OF LOT 5, IN COLFAX FIFTH ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97 PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 944 N. COLFAX ST., GRIFFITH, IN 46319

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 31st day of July, 2024

Zachary S. Langbartels
 ZACHARY S. LANGBARTELS

STATE OF Indiana
 COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of July, 2024, personally appeared: ZACHARY S. LANGBARTELS and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699846
 My commission expires: 5/10/25
 Resident of Lake County

Signature [Signature]
 Printed Harriet Minno, Notary Public



COMMUNITY TITLE COMPANY
 FILE NO. 2428314

NOT AN OFFICIAL DOCUMENT

This instrument prepared by:

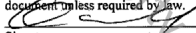
NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation
of deed or form of holding ownership. All information used
supplied by title company.

RETURN DEED TO: **GRANTEE**

GRANTEE'S MAILING ADDRESS: **944 N. COLFAX ST., GRIFFITH, IN 46319**

SEND TAX BILLS TO: **GRANTEE**

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.



Signature

DARLEEN S. BIRCHEL
Printed Name

Property of Lake County Recorder