

NOT AN OFFICIAL DOCUMENT

2024-525623
08/02/2024 11:00 AM
TOTAL FEES: 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

Aug 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Ilse Miles

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

Nicholas Kausal and Leah J, Musial, Husband and Wife, As Tenants By The Entirety

(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).: 45-11-26-128-015.000-032

Commonly known as: 7203 W. 86th Avenue, Crown Point, IN 46307.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 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]

PROPER TITLE, LLC

INDIAN - 1007616

1 OF 2

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IN WITNESS WHEREOF, Grantors have executed this Deed this 19th day of July, 2024.




Ilse Miles

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 19th day of July, 2024, personally appeared Ilse Miles 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: Janet L. O'Hara
My Commission Expires: December 3, 2024



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7506

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:

Nicholas Kausal and Leah J Musial
7203 W. 86th Avenue
Crown Point, IN 46307

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EXHIBIT A

Parcel No.: 45-11-26-128-015.000-032

LOT NUMBERED 68 IN BLOCK 3 SCHERERVILLE HEIGHTS, SECTION 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 101 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder