

# NOT AN OFFICIAL DOCUMENT

2/24/2024 5:56:17  
01/01/2024 12:27 PM  
TOTAL FEE\$: 25.00  
BY: JAS  
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 02 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

Kenneth R. Keilman and \*Gianina Keilman f/k/a \*Gianina Pelgalli  
\*Gianina Keilman and \*Gianina Pelgalli Are One And The Same Person

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

Anthony Dumezich

(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): 45-11-03-430-010.000-006

Commonly known as: 642 S. Cline Avenue, Griffith, IN 46319.

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

INSTR-100885W

1 OF 2

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

  
\_\_\_\_\_  
Kenneth R. Keilman  
  
\_\_\_\_\_  
\*Gianina Keilman f/k/a \*Gianina Pelgalli

STATE OF INDIANA  
COUNTY OF PORTER

Before me, the undersigned, a Notary Public, in and for said County and State, this 19th day of July, 2024, personally appeared Kenneth R. Keilman and \*Gianina Keilman f/k/a \*Gianina Pelgalli 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, 2027

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:

Anthony Domezich  
642 S. Cline Avenue  
Griffith, IN 46319



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## EXHIBIT A

**Parcel No.: 45-11-03-430-010.000-006**

LOT NUMBERED THREE (3) AS SHOWN ON THE RECORDED PLAT OF COUNTRYSHIRE ESTATES, PHASE 6, TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 83, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder