

20 4:52:38
08 16/21 12:13 PM
TOTAL FEES: 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 16 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-15-05-386-012.000-015

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Theodore Chakos Jr.

CONVEY(S) AND WARRANT(S) TO

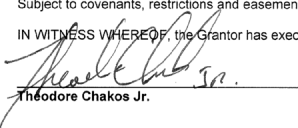
Joanne S. Terczak, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of August, 2024.



Theodore Chakos Jr.

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Theodore Chakos Jr.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 15th day of August, 2024.

My Commission Expires:

2/15/2031

Commission No.

062555

Notary Public County and State of Residence

Lake County

Signature of Notary Public

Kim A. Diaz

Kim A Diaz

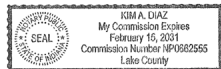
Printed Name of Notary

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

11983 108th Place
Saint John, IN 46373



Grantee's Address and Mail Tax Statements To:

11983 108th Place
Saint John, IN 46373

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. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

That part of Lot 20 in the Woods II of Weston Ridge, an addition to the Town of St. John, Lake County, Indiana, according to the plat thereof recorded March 10, 2005, in Book 96, page 94, as Document Number 2005-017600, lying Northeasterly of the following described line: Commencing at the Southeast corner of said Lot 20; thence South 87 degrees 50 minutes 52 seconds West, along the South line of said Lot, 30.24 feet to a point of beginning on the Southwesterly extension of the center line of a common wall; thence North 20 degrees 18 minutes 53 seconds West, along said center line and the Southwesterly and Northeasterly extensions thereof, 120.53 feet to a point of termination on the North line of said Lot 20, said point being 87.96 feet (measured along said North line) West of the Northeast corner of said Lot 20; all in Lake County, Indiana.