OFFICIAL DOCUMENT

SEP 25 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

2024-028877

4:09 PM

2024 Sep 25

Parcel No.: 45-12-30-353-019.000-030

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Laura L. Rybicki and Lisa M. Grooms ("Grantors"), of Lake County, Indiana, CONVEY AND WARRANT to Kenneth F. Rybicki ("Grantee"), of Lake County, Indiana, for the sum of Ten Dollars (\$10.00) 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:

Lot 34 in Teal Crossing, Unit 2, an Addition to the Town of Merrillville, as per plat thereof, recorded In Plat Book 94 page 7, in the Office of the Recorder of Lake County, Indiana, excepting therefrom the following described part: Beginning at the Northwest corner of said Lot 34, thence South 87 degrees 04 minutes 29 seconds East, 130.00 Feet along the North line of said Lot 34 to the Northeast corner of said Lot 34; thence South 02 degrees 55 minutes 31 seconds West, 47.83 feet along the East line of said Lot 34 to the extension of the centerline of an existing party wall; thence North 87 degrees 04 minutes 29 seconds West, 130,00 feet along said centerline and extensions thereof to the West line of said Lot 34; thence North 02 degrees 55 minutes 31 seconds East, 47.83 feet along said West line to the point of beginning

Commonly known as: 9130 Baker Street, Merrillville, Indiana 46410

Subject to the following: (a) any and all easements, covenants, restrictions, conditions, rights-of-way, legal highways and other matters of record; (b) zoning ordinances and other governmental restrictions affecting the use of the real estate; and (c) current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and (d) any and all matters that would be disclosed by a current and accurate survey of the real estate.



NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this $16^{\rm th}$ day of September, 2024.	
Later & Blok	ani m somy
Laura L. Rybicki	Lisa M. Grooms
900	
STATE OF INDIANA	
SS:	
COUNTY OF LAKE	
0,5	
Before me, a Notary Public, this 16th day of September, 2024, personally appeared Laura	
L. Rybicki and Lisa M. Grooms, who acknowledged the execution of the foregoing instrument	
as their free and voluntary act.	
Teralyn A Hamby Notary Public Seal State of Indiana Land County Period 2007 My Commassion Expires 06/25/2028	TERALYN A. HAMBY, Notary Public
	'Ox.
THIS INSTRUMENT WAS PREPARED BY:	
Laura L. Rybicki, Attorney No.: 21389-45	
LAURA L. RYBICKI, LLC	
9495 Keilman, Suite 2B, St. John, Indiana 46373	
Telephone: (219) 365-7766	
	0
Grantee's Address and	I affirm, under the penalties for perjury, that I have.
Mail Tax Statements To:	taken reasonable care to redact each Social Security
Kenneth F. Rybicki	number in this document, unless required by law.
9130 Baker Street Merrillville, IN 46410	/s/ Laura L. Rybicki