

NOT AN OFFICIAL DOCUMENT

2024-512344
09/21/2024 19:07 AM
TOTAL FEES: 25.00
BY: MA
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-19-01-303-009.000-007

THIS INDENTURE WITNESSETH, That ALLAN OUREDNIK AND DONNA OUREDNIK, HUSBAND AND WIFE (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to DAVID HARRIS THEILER (GRANTEE), of LAKE County in the State of INDIANA, 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:

LOTS 37 AND 38 IN DALECARLIA, BLOCK 29, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 138 W. LAKEVIEW DRIVE, LOWELL, INDIANA 46356

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 20 day of September, 2024

Allan Ourednik
ALLAN OUREDNIK

Donna Ourednik
DONNA OUREDNIK

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of September, 2024 personally appeared ALLAN OUREDNIK AND DONNA OUREDNIK and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054
My commission expires: 6-3-28
Resident of NEWTON County

Signature Mary Jo Hall
Printed MARY JO HALL Notary Public

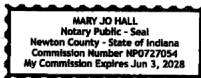
This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 138 W. LAKEVIEW DRIVE, LOWELL, INDIANA 46356
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.

Mary Jo Hall
Signature

MARY JO HALL
Printed Name



COMMUNITY TITLE COMPANY
FILE NO. 2428573