

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 24 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**WARRANTY DEED**

***THIS INDENTURE WITNESSETH***, that Joseph Pitzel, a single person, (“Grantor”), hereby transfers, for no consideration, to Joseph K. Pitzel, as Trustee of the Joseph K. Pitzel Living Trust dated March 2, 2000, (“Grantee”), the following described real estate located in Lake County, State of Indiana, to-wit:

PART OF THE WEST 16 RODS OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> P.M., IN LAKE COUNTY, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 337.64 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 59 SECONDS EAST 264.35 FEET TO THE EAST LINE OF THE WEST 16 RODS OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 01 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID WEST 16 RODS, 338.06 FEET TO THE NORTH LINE OF SAID SECTION 7; THENCE NORTH 89 DEGREES 29 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 264.19 FEET TO THE POINT OF BEGINNING

Subject to all rights-of-way, easements and restrictions of record.

Subject to all taxes now a lien and to become a lien thereon.

**Property Address:** 3907 W 109th Avenue, Crown Point, IN 46307

**Parcel ID:** 45-16-07-201-001.000-041

**Prior Instrument No.:** 2016 047212 of the official records of the Recorder of Lake County, Indiana.

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# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this Deed on this 12 day of September, 2024.

Joseph Pitzel  
Joseph Pitzel, Grantor

STATE OF INDIANA )  
 ) SS.  
COUNTY OF Lake )

Before me, a Notary Public in and for said County and State, this 12 day of September, 2024, personally appeared the within named Joseph Pitzel, who acknowledged the execution of the foregoing deed as his voluntary act for the purposes stated therein and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 12 day of September, 2024.

Signature: Whitney Trapane  
Printed Name: Whitney Trapane  
Resident of: Lake County  
State of: Indiana  
My Commission Expires: 5-31-2030



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Bradford C. Weber, Esq.

**Return to:** Grantee's Address & Tax Billing Address: 11100 Broadway, Crown Point, IN 46307

This instrument was prepared by: BRADFORD C. WEBER, Attorney-at-Law, of the firm of Creative Planning Legal, P.A., 5454 W 110<sup>th</sup> Street, Overland Park, KS 66211 – (513) 278-9334.

Property of Lake County Recorder