

NOT AN OFFICIAL DOCUMENT

2024 52376
09/25/2024 10:07 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 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-11-23-355-013.000-032

THIS INDENTURE WITNESSETH THAT, TIMOTHY A. URBANIAK, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO DONALD KESLIN AND SHEILA KESLIN, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (GRANTEES), 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:

LOT 112 IN SCHERERVILLE HEIGHTS UNIT NO. 2 SECTION NO. 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 42 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7750 W 85TH AVE., CROWN POINT, IN 46307

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 23 day of September, 2024.

Timothy A. Urbaniak
TIMOTHY A. URBANIAK

STATE OF IN, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of September, 2024, personally appeared: TIMOTHY A. URBANIAK and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 698325
My Commission Expires: 3/27/2025
Resident of Lake County

Signature: [Signature]
Printed: ELIZABETH R. KINZIE, 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.

ELIZABETH R. KINZIE
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0698325
My Commission Expires Mar 27, 2025

RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7750 W 85TH AVE., CROWN POINT, IN 46307
SEND TAX BILLS TO: GRANTEES

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.

[Signature] ELIZABETH R. KINZIE

Community Title Company
File No. 0428513