

GINA PIMENTEL
RECORDER
2024-030183
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED 1:32 PM 2024 Oct 17

MAIL TAX BILLS TO:
Michael and Ann Robinson
4416 W. 16th Street
Hobart, Indiana 46342

PARCEL NUMBER:
45-12-02-402-018.000-018

2

WARRANTY DEED

THIS INDENTURE WITNESSETH, that ANN M. ROBINSON formerly known as ANN KENDA, an individual, as identified in a Quit Claim Deed recorded as Instrument No. 98083961 on October 23, 1998 with the Lake County, Indiana Recorder, the Grantor, who resides at 4416 W. 16th Street, Hobart, Indiana, 46342

CONVEYS AND WARRANTS TO MICHAEL G. ROBINSON and ANN M. ROBINSON, as Husband and Wife, as tenants by the entirety with rights of survivorship, the Grantees, who reside at 4416 W. 16th Street, Hobart, Indiana 46342

in consideration of One Dollar and 00/100 (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate, together with all improvements, and fixtures thereunto affixed, all located in the City of Hobart, Lake County, Indiana, and legally described as follows:

Lot 3, Brookview Terrace, Unit No. 1, City of Hobart, as shown in Plat Book 34, page 84, Lake County, Indiana.

**Common Address: 4416 W. 16th Street, Hobart, Indiana 46342
Parcel Number: 45-12-02-402-018.000-018**

Said parcel of real estate and all improvements and fixtures thereunto affixed is hereinafter referred to as the "Real Estate."

SUBJECT TO:

- (a) Real estate taxes for 2023 payable 2024 and all subsequent years;
- (b) All covenants and restrictions of record;
- (c) Public utility easements that do not interfere with the reasonable use of the Real Estate;
- (d) Zoning and building ordinances affecting the Real Estate;
- (e) Standard exceptions from title coverage, including, but not limited to, matters of survey or any matters relating to environmental hazards; and,
- (f) Any matters created or suffered as a result of the Grantee's acts or occupancy of the Real Estate.

Dated on October 15, 2024.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

GRANTOR:

ANN M. ROBINSON formerly known as ANN KENDA

By: *Ann M. Robinson*
Printed Name: Ann M. Robinson formerly known as Ann Kenda

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OCT 17 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



NOT AN OFFICIAL DOCUMENT

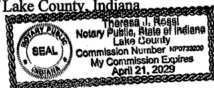
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared: Ann M. Robinson formerly known as Ann Kenda, an individual, who signed and acknowledged the execution of the foregoing Warranty Deed as her free and voluntary act.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on this 15th day of October, 2024.

My commission expires:
April 21, 2029
Notary License No. 0733209

Signature: Theresa J. Rossi
Theresa J. Rossi, Notary Public
Resident of Lake County, Indiana



Preparer's Certification

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.

Patrick A. Mysliwy, Preparer

THIS INSTRUMENT PREPARED BY: Patrick A. Mysliwy, Indiana Atty. No. 10002-45
Maish & Mysliwy, Attorneys at Law
53 Muenich Court
Hammond, Indiana 46320

AFTER RECORDING RETURN TO: Michael and Ann Robinson
4416 W. 16th Street
Hobart, IN 46342