

# NOT AN OFFICIAL DOCUMENT

2024 56624  
 10/23/2024 12:09 PM  
 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

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA  
 LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: I.D. NO. 45-07-29-456-073.000-026

THIS INDENTURE WITNESSETH, That KUAN-CHOU CHEN AND KEH-WEN CHUANG, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to VLADIMIR PREMOCIC, JELKA PREMOCIC, AND PETAR PREMOCIC, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTEES), 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:

APARTMENT UNIT NO. 101, IN THE BUILDING KNOWN AS 2023-45TH STREET, HIGHLAND, INDIANA, IN PORTE DE L'EAU CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS PER AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED APRIL 18, 1985 AS DOCUMENT NO. 799776, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.

COMMONLY KNOWN AS: 2023 45<sup>TH</sup> STREET, UNIT 101, HIGHLAND, INDIANA 46322

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 October, 2024.

Chou  
 KUAN-CHOU CHEN

Chuang  
 KEH-WEN CHUANG

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of October, 2024, personally appeared: KUAN-CHOU CHEN AND KEH-WEN CHUANG and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698325  
 My commission expires: 3/22/2025  
 Resident of Lake County

Signature Elizabeth R Kinzie  
 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.

RETURN DEED TO: GRANTEES  
 GRANTEE STREET OR RURAL ROUTE ADDRESS: 9856 N. HICKORY LANE, ST. JOHN, INDIANA 46373  
 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 Certified Name  
 Exp. 2/21/25

ELIZABETH R. KINZIE  
 Notary Public - Seal  
 Lake County - State of Indiana  
 Commission Number NP0698325  
 My Commission Expires Mar 22, 2025