

NOT AN OFFICIAL DOCUMENT

2024-03-27 10:22 / 2024 12:11 PM
TO: ALFEES, 25.00
PG #: 2
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 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. #45-17-07-126-028.000-047

THIS INDENTURE WITNESSETH, That DAWN MARIE VENESS and DANIEL S. KACHATUROFF, AS TENANTS IN COMMON, GRANTORS, of LAKE County in the State of INDIANA CONVEY AND WARRANT to NEIL ALAN NEMETH, of LAKE County in the State of INDIANA, as GRANTEEES 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:

THE SOUTH HALF OF THE WEST HALF OF LOT 112 IN WYNDANCE SUBDIVISION, PHASE 1, AS PER RECORD THEREOF RECORDED IN PLAT BOOK 101, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 10975 ELKHART PL., 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 24th day of October, 2024.

Dawn Marie Veness
DAWN MARIE VENESS

Daniel S. Kachaturoff
DANIEL S. KACHATUROFF

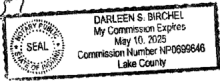
STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of October, 2024, personally appeared: DAWN MARIE VENESS AND DANIEL S. KACHATUROFF, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646
My commission expires: 5/10/25
Resident of LaKE County

Signature: [Signature]
Printed: Darleen S. Birchel, Notary Public

COMMUNITY TITLE COMPANY
No. 2428357



NOT AN OFFICIAL DOCUMENT

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

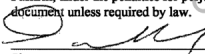
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**

GRANTEE'S MAILING ADDRESS: **10975 ELKHART PL., CROWN POINT, IN 46307**

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.



Signature

DARLEEN S. BIRCHEL

Printed Name