

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Mary E. Coman

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Karen Lawson and Eugene Lawson, Wife and Husband

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-07-29-232-012.000-026

Commonly known as: 2214 Bordeaux Walk, Unit D-1, Highland, IN 46322.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

PROPER TITLE, LLC

INPTON - 102161

1 OF 2

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 23 day of October, 2024.

Mary E. Coman  
Mary E. Coman

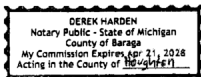
STATE OF MICHIGAN

COUNTY OF Waukegan

Before me, the undersigned, a Notary Public, in and for said County and State, this 23 day of October, 2024, personally appeared Mary E. Coman and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Derek Harden  
Notary Public, Resident of Baraga County  
Printed Name: Derek Harden  
My Commission Expires: 4/21/28



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

Karen Lawson and Eugenie Lawson  
2214 Bordeaux Walk, Unit D-1  
Highland, IN 46322

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A

**Parcel No.: 45-07-29-232-012.000-026**

APARTMENT D-1 IN CHATEAU VINCENNES HORIZONTAL PROPERTY REGIME CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NUMBER 1974-234949 AND AS BUILT FLOOR PLANS RECORDED AS PLAT BOOK 41, PAGE 68 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder