

2024-10-24 11:25:24 PM
TO: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
CLERK FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-16-10-461-017.000-042

THIS INDENTURE WITNESSETH, That JOVICA TRIFUNOVIC, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MAGGIE MAY SCHMID, (GRANTEE), 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:

THE WEST 20.00 FEET OF THE EAST 45.33 FEET OF LOT 79 IN HAMILTON SQUARE SUBDIVISION, PHASE 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 111 PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 989 East 117th Place, Cedar Lake, IN 46303

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 22nd day of November, 2024



[Signature]
JOVICA TRIFUNOVIC

STATE OF INDIANA, COUNTY OF Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of November, 2024, personally appeared: **JOVICA TRIFUNOVIC**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 09/05/2028 Signature [Signature]

Resident of Porter County Printed Jaimie K. Kasper, 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: GRANTEE - Maggie May Schmid - 989 E 117th Place, Cedar Lake, IN 46303
GRANTEE STREET OR RURAL ROUTE ADDRESS: 989 East 117th Place, Cedar Lake, IN 46303
SEND TAX BILLS TO: GRANTEE - Maggie May Schmid - 989 E 117th Place, Cedar Lake, IN 46303

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

[Signature]
Signature

Jaimie K. Kasper
Printed Name