



Legal and Vesting  
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0103	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	WILFRED MKILINDI		
PROPERTY ADDRESS:	12346 SADDLE CT, GRANGER, IN, 46530		
CITY, STATE AND COUNTY:	GRANGER, INDIANA (IN) AND ST JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	11/27/2023	EFFECTIVE DATE:	11/22/2023
NAME(S) SEARCHED:	WILFRED MKILINDI		
ADDRESS/PARCEL SEARCHED:	12346 SADDLE CT, GRANGER, IN, 46530/71-05-19-205-006.000-011		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

WILFRED C. MKILINDI AND ALEXANDRIA WESSON-MKILINDI, HUSBAND AND WIFE
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COMMENTS:	
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VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	WILFRED C. MKILINDI
DATED DATE:	08/30/2019	GRANTEE:	WILFRED C. MKILINDI AND ALEXANDRIA WESSON-MKILINDI, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	09/10/2019
INSTRUMENT NO:	2019-22840		
COMMENTS:			

CHAIN DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	NICHOLAS J. TAKACH, AS TRUSTEE OF THE CHERYL K. TAKACH REVOCABLE TRUST U/T/A SEPTEMBER 22, 2015.
DATED DATE:	08/30/2019	GRANTEE:	WILFRED C. MKILINDI
BOOK/PAGE:	N/A	RECORDED DATE:	09/10/2019
INSTRUMENT NO:	2019-22838		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GRANGER
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

LOT NUMBERED THIRTY (30) AS SHOWN ON THE RECORDED PLAT OF PRAIRIE LANE ESTATES WEST, SECTION TWO, RECORDED APRIL 3, 1986 AS DOCUMENT NO.8606834 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 71-05-19-205-006.000-011
Parent Parcel Number
Property Address 12346 SADDLE CT
Neighborhood 7111101 06539-320
Property Class 510 Res 1 fam dwelling platted lot
TAXING DISTRICT INFORMATION
Jurisdiction 71 St. Joseph
Area 005 Harris
Corporation N
District 011 HARRIS TOWNSHIP
Routing Number 5-19C

OWNERSHIP

MKILINDI WILFRED C & WESSON-MKILINDI ALEXANDRIA
12346 SADDLE CT
GRANGER, IN 46530-7166 UNITED STATES OF AMERICA
Lot 30 Prairie Lane Estates West Sec 2 W1/2 Ne Sec 19-38-4e

Tax ID 006-1095-2351

Printed 04/14/2023 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 09/10/2019, 09/10/2019, 09/23/2015, 07/29/2005, and 01/27/1989.

RESIDENTIAL

VALUATION RECORD

Table with columns: Year, Reason for Change, Annual, Rev. 134, Annual, Annual, Annual, Residential. Includes rows for VALUATION, Appraised Value, and True Tax Value.

Homestead Allocations

Site Description

Legal Acres: 0.0000
Admin Legal 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes row for 1 FRONT LOT.

CR24: CYCLICAL REASSESSMENT 18-22 4
08/11/21 LA
CR3: CYCLICAL REASSESSMENT 3RD QTR
GI20: GENERAL INFORMATION 2020
9/17/2019 Combined all of Prarie Lane and Settlers. MK KP AD PSC RM
LAND: CORRECT LOT SIZE
11/18/2020 ADJUSTED TO PLAT DIMENSIONS, USED SKETCH IN ARCMAP TO ESTIMATE SIZE. KP 21/22
MM01: Plexis Conv. Note 09/09/1994 Parcel
7/24/89 FORM 11 RETURNED, REMAILED6/13/89 PERMIT
LANE BLDRS 663-8906 92,000
MM20: PRE INFORMAL MEETING 134 20/21
8/13/20: Inserted Form 134 20/21 agreed upon value of \$212,000
DW
RA12: GENERAL REASSESSMENT 2012

Supplemental Cards

TRUE TAX VALUE 67690

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards
TOTAL LAND VALUE

67700

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 0.  
 Finished Area: 2016  
 Attic: None  
 Basement: Full

**ROOFING**

Material: Asphalt shingles

**FLOORING**

Slab B  
 Sub and joists 1.0, 2.0  
 Vinyl tile 1.0, 2.0  
 Carpet 1.0, 2.0  
 Unfinished B

**EXTERIOR COVER**

Vinyl siding 1.0, 2.0

**INTERIOR FINISH**

Drywall 1.0, 2.0

**ACCOMMODATIONS**

Finished Rooms 7  
 Bedrooms 3  
 Family Rooms 1  
 Fireplaces: 2

**HEATING AND AIR CONDITIONING**

Primary Heat: Central Warm Air  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 Air Cond 0 1008 1008 0

**PLUMBING**

#  
 3 Fixt. Baths 2 6  
 2 Fixt. Baths 1 2  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 10

**REMODELING AND MODERNIZATION**

Amount Date

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1008	1.0	1008		80890
1 WOOD FRAME	1008	2.0	1008		40000

1008 Bsmt 0 26640  
 0 Crawl ---- 0

TOTAL BASE 147530

Row Type Adjustment 1.00%  
 SUB-TOTAL 147530

0 Interior Finish 0  
 0 Ext Lvg Units 0  
 0 Basement Finish 0  
 Fireplace(s) 4700  
 Heating 0  
 Air Condition 4520  
 Frame/Siding/Roof 0  
 Plumbing Fixt: 10 4000

Exterior Features	Value	Garages	Value
DESCRIPTION	VALUE		
0FP	7180	0 Integral	0
WDDK	4570	768 Att Garage	22200
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	11750

SUB-TOTAL ONE UNIT 160750  
 SUB-TOTAL 0 UNITS 160750

SUB-TOTAL 194700  
 Quality Class/Grade B

GRADE ADJUSTED VALUE 214950

(LCM: 92.00)

**SPECIAL FEATURES**

Description	Value
D :STL	1600
STL-STK	3100

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :STL	1600	D	DWELL	0.00		B	1989	1989	AV	0.00	Y	0.00	3024	214950	24	0	132	100	215600
STL-STK	3100	G01	ATTGAR	0.00	1				AV	28.90	N	28.90	768	22200	0	0	0	0	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards  
 TOTAL IMPROVEMENT VALUE

215600

Neigh 7111101 AV

3

006-1095-2351

No SD Required AA

Transfer 33940  
Taxing Unit Harris  
Date 09/10/2019

**2019-22840**  
RECORDED AS PRESENTED ON  
09/10/2019 10:30 AM  
MARY BETH WISNIEWSKI  
ST. JOSEPH COUNTY  
RECORDER  
PGS: 3 FEES: 25.00

**NEAR NORTH TITLE GROUP**

**Quitclaim Deed**

This Indenture Witnesseth, that Wilfred C. Mkilindi ("Grantor") of St. Joseph County, State of Indiana, QUITCLAIM(S) FOR NO CONSIDERATION to **Wilfred C. Mkilindi and Alexandria Wesson-Mkilindi, husband and wife** ("Grantee") of St. Joseph County, in the State of Indiana, the following real estate in St. Joseph County, State of Indiana, commonly known as 12346 Saddle Court, Granger, IN 46530, and more particularly described as:

**Lot Numbered Thirty (30) as shown on the recorded Plat of Prairie Lane Estates West, Section Two, recorded April 3, 1986 as Document No. 8606834 in the Office of the Recorder of St. Joseph County, Indiana.**

VM

Parcel No.: 71-05-19-205-006.000-011

Subject to taxes for 2019 payable 2020, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 30 day of August, 2019.



Wilfred C. Mkilindi

DULY ENTERED FOR TAXATION  
ST. JOSEPH CO. INDIANA  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

VM

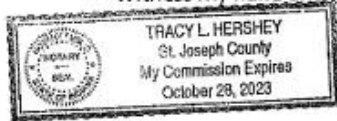
2019-22840

STATE OF INDIANA )

COUNTY OF St. Joseph

Before me, a Notary Public in and for said County and State, personally appeared Wilfred C. Mkilindi, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of August, 2019.



Signature: [Handwritten Signature], Notary Public  
Printed: \_\_\_\_\_

My Commission Expires: **10-28-2023**  
My County Of Residence is: **St. Joseph**  
IN1907435

Prepared by and return deed to:  
Wendy K. Walker, Esq.  
Near North Title Group, 1230 E. University Drive, Granger, IN 46530

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, Wendy K. Walker.

Grantee mailing address and please send tax statements/notices to:  
12346 Saddle Ct., Granger, IN 46530

**EXHIBIT "A"**

Lot Numbered Thirty (30) as shown on the recorded Plat of Prairie Lane Estates West, Section Two, recorded April 3, 1986 as Document No. 8606834 in the Office of the Recorder of St. Joseph County, Indiana.

Parcel: 71-05-19-205-006.000-011

PROPERTY OF ST. JOSEPH COUNTY.

2019-22840

006-1095-2351

SD Filed AA

Transfer 33939  
Taxing Unit Harris  
Date 09/10/2019

**2019-22838**  
RECORDED AS PRESENTED ON  
09/10/2019 10:30 AM  
MARY BETH WISNIEWSKI  
ST. JOSEPH COUNTY  
RECORDER  
PGS: 3 FEES: 25.00

**NEAR NORTH TITLE GROUP**

**Trustee's Deed**

This Indenture Witnesseth, that Nicholas J. Takach, as Trustee of the Cheryl K. Takach Revocable Trust dated 09/22/2015 ("Grantor") of St. Joseph County, State of Indiana, CONVEY(S) AND WARRANT(S) to **Wilfred C. Mkilindi** ("Grantee") of St. Joseph County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in St. Joseph County, State of Indiana, commonly known as 12346 Saddle Court, Granger, IN 46530, and more particularly described as:

**Lot Numbered Thirty (30) as shown on the recorded Plat of Prairie Lane Estates West, Section Two, recorded April 3, 1986 as Document No. 8606834 in the Office of the Recorder of St. Joseph County, Indiana. VM**

Parcel No.: 71-05-19-205-006.000-011

Subject to taxes for 2019 payable 2020, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The life estate previously retained by Cheryl K. Takach in a Quit Claim Deed recorded September 23, 2015 as Instrument No. 1525171 in the St. Joseph County, Indiana Recorder's Office was extinguished upon her death on July 14, 2018.

The undersigned represents that he/she is the current Trustee(s) of said Trust, and has full authority and capacity to execute this deed, that said trust has not been revoked and that neither the grantee nor any other party shall have any responsibility for the application of any proceeds from this conveyance.

In Witness Whereof, Grantor has caused this deed to be executed this 30 day of August, 2019.

DULY ENTERED FOR TAXATION  
ST. JOSEPH CO. INDIANA  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

VM

2019-22838

Cheryl K. Takach Revocable Trust dated u/t/a  
September 22, 2015

BY: Nicholas J. Takach Trustee  
Nicholas J. Takach  
Trustee

STATE OF INDIANA

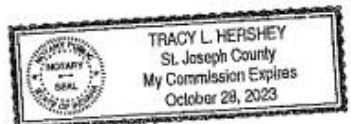
COUNTY OF St. Joseph

Before me, a Notary Public in and for said County and State, personally appeared Nicholas J. Takach, as Trustee of the Cheryl K. Takach Revocable Trust dated u/t/a September 22, 2015, who acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of August, 2019.

Signature: [Signature], Notary Public  
Printed: \_\_\_\_\_

My Commission Expires: **10-28-2023**  
My County Of Residence is: **St. Joseph**  
IN1907435



Prepared by and return deed to:  
Wendy K. Walker, Esq.  
Near North Title Group, 1230 E. University Drive, Granger, IN 46530

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, Wendy K. Walker.

**Grantee mailing address and please send tax statements/notices to:**  
12346 Saddle Court, Granger, IN 46530



**EXHIBIT "A"**

Lot Numbered Thirty (30) as shown on the recorded Plat of Prairie Lane Estates West, Section Two, recorded April 3, 1986 as Document No. 8606834 in the Office of the Recorder of St. Joseph County, Indiana.

Parcel: 71-05-19-205-006.000-011

PROPERTY OF ST. JOSEPH COUNTY.

2019-22838

DataSource: St. Joseph, IN

Criteria: Party Name = MKILINDI, WILFRED

index date: 11/22/2023

mail out date: 11/22/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/11/2020	10/02/2020	2020-38770	2ND MORT...	MKILINDI	WILFRED C	MORTGAGOR
12/03/2020	10/23/2020	2020-37678	QUIT CLA...	MKILINDI	WILFRED C	GRANTOR
10/08/2020	10/05/2020	2020-30680	MORTGAGE...	MKILINDI	WILFRED C	MORTGAGOR
09/24/2020	09/16/2020	2020-28759	1ST MORT...	MKILINDI	WILFRED C	MORTGAGOR
09/16/2020	09/02/2020	2020-27632	WARRANTY...	MKILINDI	WILFRED C	GRANTEE
09/10/2019	08/30/2019	2019-22840	QUIT CLA...	MKILINDI	WILFRED C	GRANTOR
09/10/2019	08/30/2019	2019-22840	QUIT CLA...	MKILINDI	WILFRED C	GRANTEE
09/10/2019	08/30/2019	2019-22839	1ST MORT...	MKILINDI	WILFRED C	MORTGAGOR
09/10/2019	08/30/2019	2019-22838	TRUSTEE ...	MKILINDI	WILFRED C	GRANTEE

Results found: 9



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