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2020-068028

2020 Sep 25

8:51 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

6

WARRANTY DEED

File No.: CTNW2004428-KSC  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that Salvador Garcia and Cristina Flores, as joint tenants with right of survivorship (Grantor) CONVEY(S) AND WARRANT(S) to Shannon L. Shorter, unmarried woman (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 2906 W. 75th Pl., Merrillville, IN 46410

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 21<sup>st</sup> day of September, 2020.

CHICAGO TITLE INSURANCE COMPANY

[Signature]  
Salvador Garcia

[Signature]  
Cristina Flores

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Salvador Garcia and Cristina Flores, as joint tenants with right of survivorship, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21<sup>st</sup> day of September, 2020

Signature: \_\_\_\_\_  
Printed: Karen Craig  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: November 4, 2022



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 2906 W. 75th Pl.  
Merrillville, IN 46410

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: Dena Phillips Farling.

043544

CH 1820801875 \$2500

DB

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Warranty Deed

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

  
\_\_\_\_\_  
Witness Signature

Witness Name ( Joana Anaya )

PROOF:  
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 9/21/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Salvador Garcia and Cristina Flores, as joint tenants with full right of survivorship, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Salvador Garcia and Cristina Flores, as joint tenants with full right of survivorship, execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 21<sup>st</sup> day of September, 2020

Signature: \_\_\_\_\_

Printed: Karen Craig

Resident of: Lake County

State of: INDIANA

My Commission expires: November 4, 2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-12-17-307-019.000-030**

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LOT NUMBERED TWO HUNDRED EIGHTY-ONE (281) IN LINCOLN GARDENS NINTH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 38 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND LO NUMBERED TWO HUNDRED SIXTY-SEVEN (267) IN LINCOLN GARDENS EIGHTH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 73 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.