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2020-073180

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

2020 Oct 14 9:13 AM

WARRANTY DEED

File No.: CTNW2005475-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that John G. Loxas and Margaret Loxas, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Gabriel Joseph Durazo and Casey Lee Durazo, husband and wife (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:

For APN/Parcel ID(s): 45-02-01-480-005.000-023

THE NORTH 4 FEET OF LOT TWENTY-FIVE (25) AND ALL OF LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27), BLOCK TWELVE (12), PARK VIEW ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 18, PAGE 19, IN LAKE COUNTY, INDIANA.

Property: 1623 Caroline Ave., Whiting, IN 46394

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 8th day of October, 2020.

[Signature]
John G. Loxas

[Signature]
Margaret Loxas

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared John G. Loxas and Margaret Loxas, husband and wife, 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 8th day of October, 2020

Signature: *[Signature]*
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



JENNIFER ARMES
Notary Public - Seal
Lake County - State of Indiana
Commission Number NPO709320
My Commission Expires Feb 8, 2026

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

Grantee's Address and Tax Billing Address: 1623 Caroline Ave.
Whiting, IN 46394

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.

\$2500
CCH 1820801888 *DB*

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026988

CHICAGO TITLE INSURANCE COMPANY

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:

Jared Gutierrez
Witness Signature

Witness Name (Jared Gutierrez)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for the State of Indiana, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows John G. Loxas and Margaret Loxas, husband and wife, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said John G. Loxas and Margaret Loxas, husband and wife, 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 8 day of October, 2020

Signature: JAMES

Printed: Jennifer Armes

Resident of: Lake County

State of: INDIANA

My Commission expires: February 8, 2026

