

2020-073181

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

2020 Oct 14 9:13 AM

WARRANTY DEED

File No.: BT2320020-00477-KEA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Juan A. Contreras and Gladys Contreras NKA Gladys Mendoza, as tenants in common (Grantor) CONVEY(S) AND WARRANT(S) to Andrew Jeremy Beccerra (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): 45-07-27-232-008.000-026

PART OF THE SOUTH 2 1/2 ACRES OF THE SOUTH 7 ACRES OF THE EAST 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 100 FEET; THENCE WEST 140 FEET; THENCE NORTH 100 FEET; THENCE EAST 140 FEET, TO THE PLACE OF BEGINNING, MORE OR LESS.

Property: 9034 Cline Ave, Highland, IN 46322

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 24 day of September, 2020.

Juan A. Contreras
Juan A. Contreras

STATE OF TEXAS
COUNTY OF HIDALGO

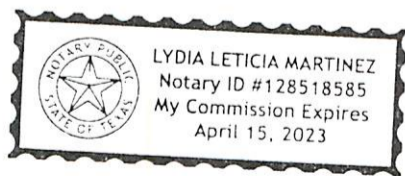
Before me, a Notary Public in and for said County and State, personally appeared Juan A. Contreras, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24 day of September, 2020

Signature: *Lydia Leticia Martinez*
Printed: Lydia Leticia Martinez
Resident of: Hidalgo County
State of: Texas
My Commission expires: 04/15/2023

CH 1820801888 \$25.00

MB



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026989

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:

Edgar Cuenca
Witness Signature

Witness Name (Edgar Cuenca)

PROOF:
State of Texas

County of Hidalgo

Before me, a Notary Public in and for said County and State, on September 24, 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 Juan A. Contreras, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Juan A. Contreras, execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

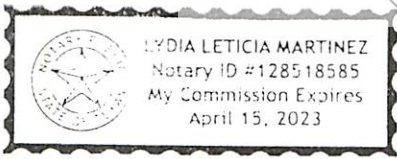
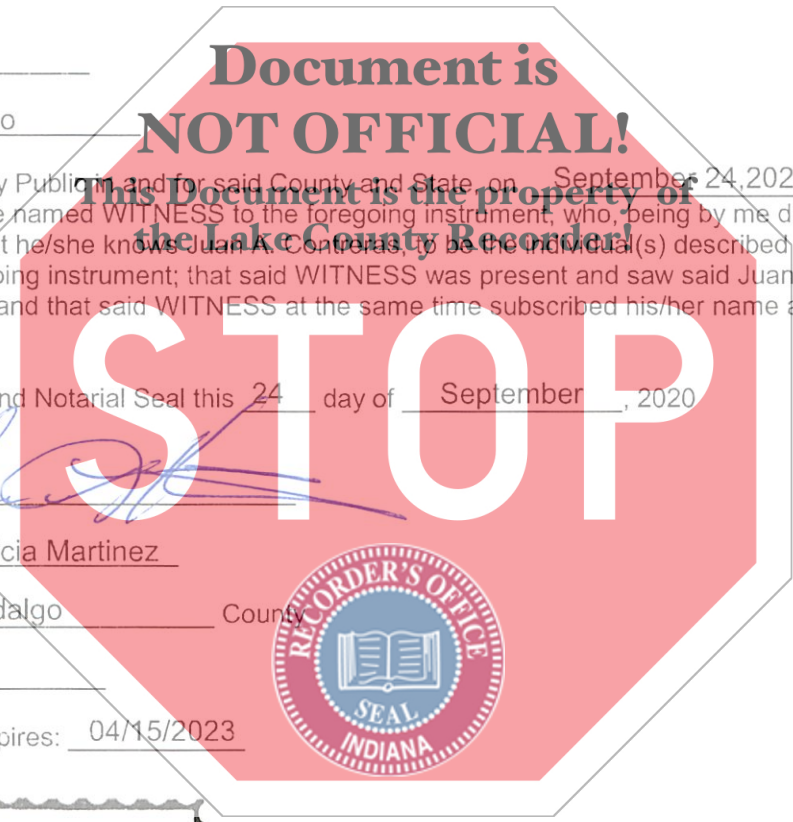
Witness my hand and Notarial Seal this 24 day of September, 2020

Signature: [Signature]
Printed: Lydia Leticia Martinez

Resident of: Hidalgo County

State of: Texas

My Commission expires: 04/15/2023



IN WITNESS WHEREOF, Grantor has executed this deed this 25 day of Sept, 2020.

Gladys Contreras NKA Gladys Mendoza
Gladys Contreras NKA Gladys Mendoza

STATE OF IN
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Gladys Contreras NKA Gladys Mendoza 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 25 day of Sept, 2020

Signature: [Handwritten Signature]
Printed: Kelsey L. Perry
Resident of: Lake County
State of: Indiana
My Commission expires: 03 Sept 2028

Document is NOT OFFICIAL

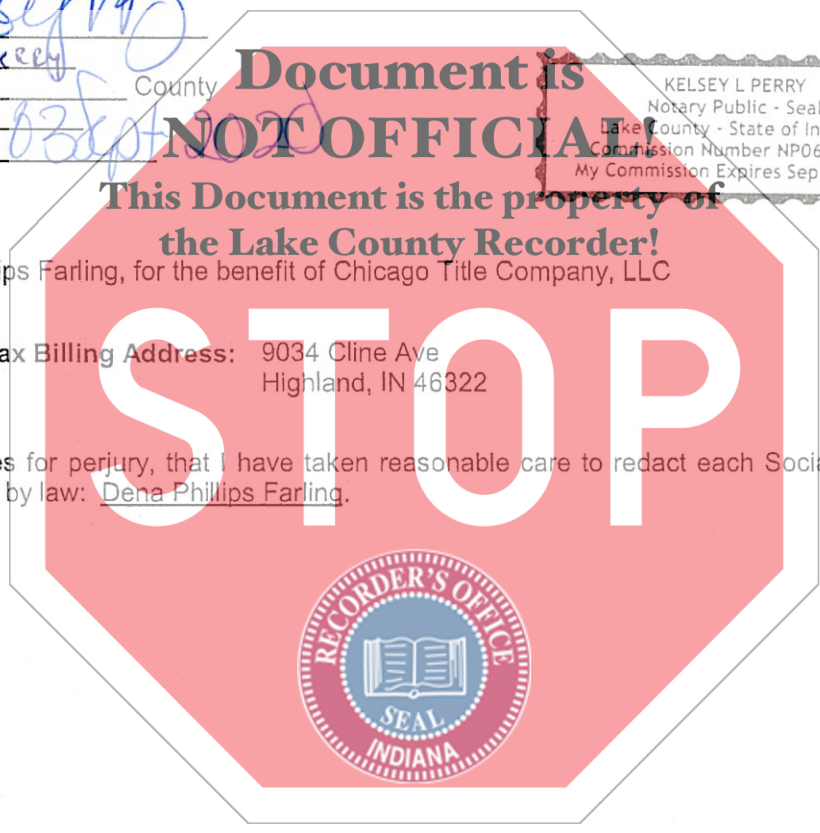
KELSEY L PERRY
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0638131
My Commission Expires Sep 3, 2028

This Document is the property of the Lake County Recorder!

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

Grantee's Address and Tax Billing Address: 9034 Cline Ave
Highland, IN 46322

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.



CERTIFICATE OF PROOF

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

[Signature]
Witness Signature

Witness Name (Jane Contreras)

PROOF:
State of IN
County of Lake

Before me, a Notary Public in and for said County and State, on 25 Sept 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 Gladys Contreras NKA Gladys Mendoza, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Gladys Contreras NKA Gladys Mendoza, 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 25 day of Sept, 2020

Signature: [Signature]

Printed: Kelsey Perry

Resident of: Lake County

State of: IN

My Commission expires: 9/3/2028

