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2020-073190

2020 Oct 14

9:13 AM

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

WARRANTY DEED

File No.: CTNW2004870-KSC
CT Schererville LLC

5
THIS INDENTURE WITNESSETH, that Rebecca Pena, who took title as Rebecca Ramirez (Grantor) CONVEY(S) AND WARRANT(S) to Javier Armenta and Sara L. Jimenez, as joint tenants with right of survivorship (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: 621 E 92nd Ave, 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 9th day of October, 2020.

Rebecca Pena f/k/a Rebecca Ramirez
Rebecca Pena f/k/a Rebecca Ramirez



CHICAGO TITLE INSURANCE COMPANY

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Rebecca Pena f/k/a Rebecca Ramirez, 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 9th day of October, 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: 621 E 92nd Ave
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.

#2500
CCH 1820801888
MB

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026993

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:

[Signature]
Witness Signature

Witness Name (Joanna Araya)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 10/9/2020, personally appeared the above named Rebecca Pena FKA Rebecca Ramirez, being by me duly sworn, did depose and say that he/she knows Rebecca Pena FKA Rebecca Ramirez to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Rebecca Pena FKA Rebecca Ramirez 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 9th day of October, 2020

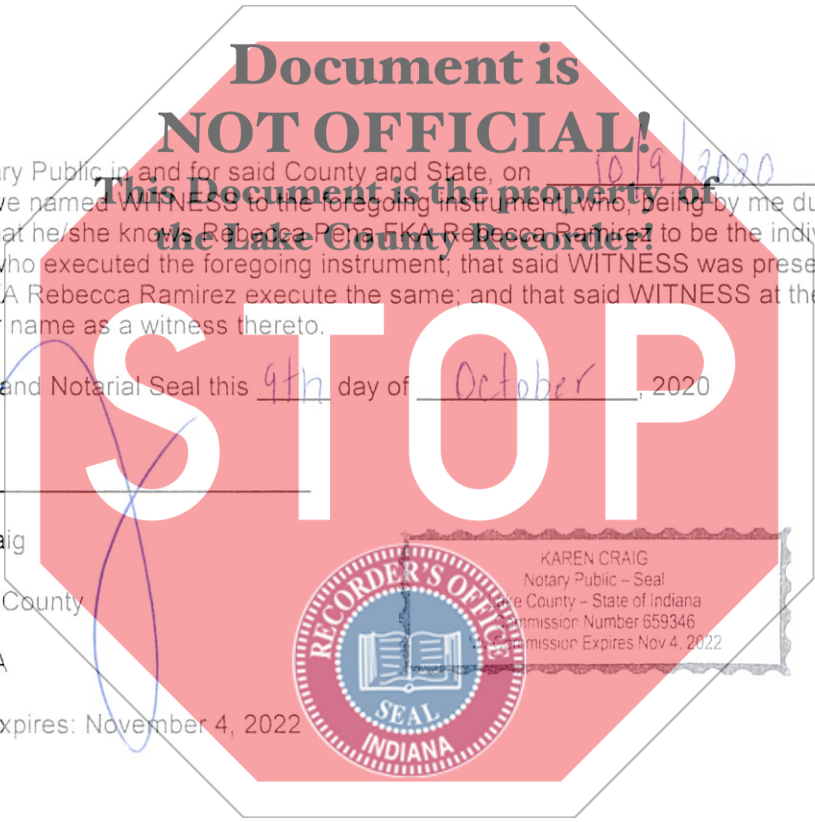
Signature: _____

Printed: Karen Craig

Resident of: Lake County

State of: INDIANA

My Commission expires: November 4, 2022



KAREN CRAIG
Notary Public - Seal
Lake County - State of Indiana
Commission Number 659346
Commission Expires Nov 4, 2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-12-27-378-007.000-030

PART OF LOT 23, BLOCK THREE OF BROADFIELD TOWNHOMES ADDITION, A SUBDIVISION OF TRACT "D", BROADFIELD CENTER, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 74 PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 121.338 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE, A DISTANCE OF 103.586 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 37 DEGREES 15 MINUTES 18 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 23; A DISTANCE OF 221.951 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE NORTHERLY LINE OF SAID LOT 23, BEING A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 30.836 FEET; THENCE SOUTH 19 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 173.61 FEET TO THE POINT OF BEGINNING.

