

3

2020-073192

2020 Oct 14 9:13 AM

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

WARRANTY DEED

File No.: CTNW2005127-KSC
CT Schererville LLC

THIS INDENTURE WITNESSETH, that Jesus C. Benavidez (Grantor) CONVEY(S) AND WARRANT(S) to Eseoghene V. Deniran, a single 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:

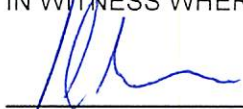
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 119 Plum Creek Drive, Schererville, IN 46375-1165

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.



Jesus C. Benavidez

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jesus C. Benavidez 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: 119 Plum Creek Drive
Schererville, IN 46375-1165

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.



\$25.00

CL#

1820801888

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026994

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Dena Phillips Farling

CERTIFICATE OF PROOF

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



Witness Signature

Witness Name (Joanna Anaya)

PROOF:

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 10/09/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Jesus C. Benavidez to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Jesus C. Benavidez 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

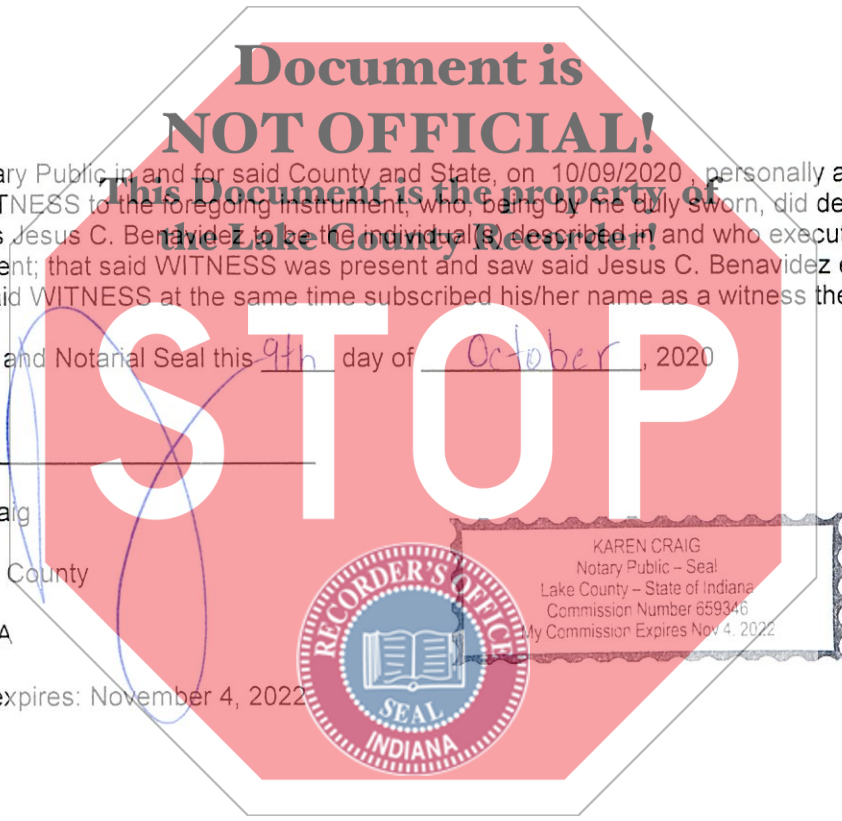
Signature: _____

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
My Commission Expires Nov 4, 2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-11-05-233-006.000-036

PART OF LOT 3 IN THE PLUM CREEK VILLAGE 8TH ADDITION TO THE TOWN OF SCHERERVILLE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 3 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLUM CREEK DRIVE, 100 FEET WIDE, AS SHOWN IN SAID PLUM CREEK VILLAGE 8TH ADDITION TO A POINT OF CURVE; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID PLUM CREEK DRIVE ALONG A CURVE CONCAVE TO THE NORTHWESTERLY LINE HAVING A RADIUS OF 550.0 FEET AND AN ARC DISTANCE OF 11.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH IS PARALLEL TO AND 38.8 FEET NORTHEASTERLY BY RECTANGULAR MEASURES OF THE SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 164.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 20.63 FEET TO THE POINT OF DEFLECTION IN THE EAST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 19.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 3, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING.

