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2020-086448

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

2020 Nov 24 9:53 AM

WARRANTY DEED

File No.: CTNW2006009-KSC  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that Mark G. Bzdyk (Grantor) CONVEY(S) AND WARRANT(S) to Erin C. Lusk (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:** 2912 Churchill Ln, Highland, IN 46322-3565

**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 16th day of November, 2020.

  
Mark G. Bzdyk



STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Mark G. Bzdyk 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 16th day of November, 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:** 2912 Churchill Ln  
Highland, IN 46322-3565

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.

CGH 1820801939 #2500

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 20 2020

JOHN E. PETALAS  
LAKE COUNTY RECORDER



CHICAGO TITLE INSURANCE COMPANY

CERTIFICATE OF PROOF

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

*[Handwritten Signature]*  
Witness Signature

Witness Name ( *Jocelyn Araya* )

PROOF:  
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 11/16/2020 , personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Mark G. Bzdyk to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Mark G. Bzdyk 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 ~~16th~~ 16th day of November, 2020

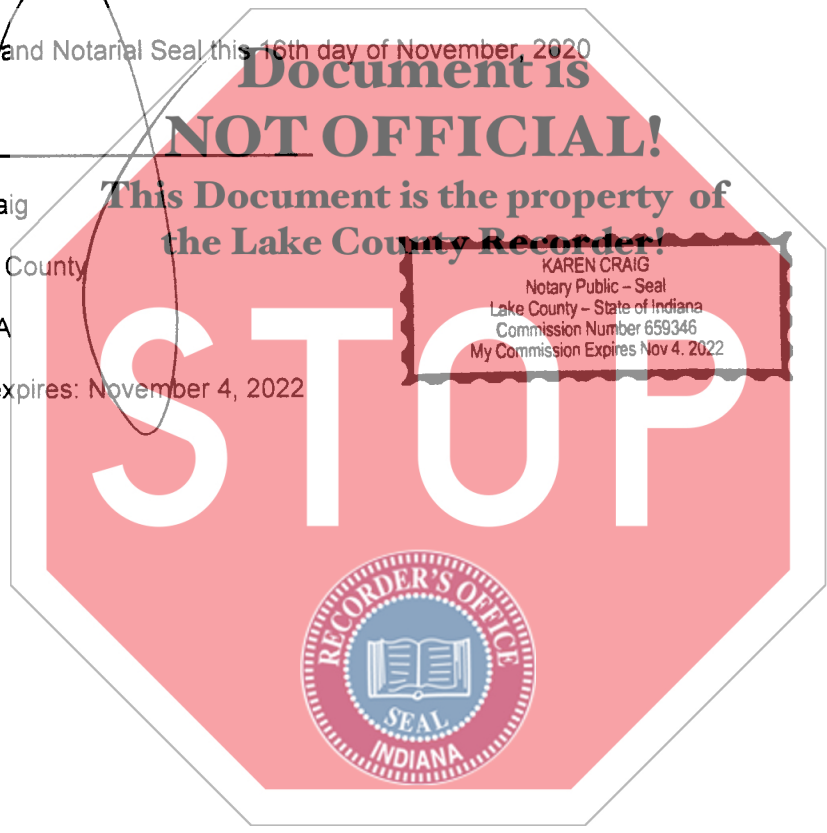
Signature: \_\_\_\_\_

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): 45-07-21-455-007.000-026**

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THAT PART OF BLOCK 4 IN PARK PLACE, AN ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 82 AND AMENDED BY NAT OF CORRECTION RECORDED IN PLAT BOOK 84, PAGE 34, AND FURTHER AMENDED BY 2ND PLAT OF CORRECTION RECORDED IN NAT BOOK 85, PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE ANGLE POINT ON THE SOUTH LINE OF BLOCK 4, SAID POINT BEING 235.2 FEET WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF BLOCK 4; THENCE NORTH 89 DEGREES 01MINUTES 55 SECONDS WEST, ON THE SOUTH LINE OF BLOCK 4, A DISTANCE OF 4.90 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF PARCEL 12; THENCE CONTINUING NORTH 89 DEGREES 01MINUTES 55 SECONDS WEST ON THE SOUTH LINE OF BLOCK 4, A DISTANCE OF 19.50 FEET, TO THE SOUTHWEST CORNER OF PARCEL 12; THENCE NORTH 00 DEGREES 58 MINUTES 5 SECONDS WEST A DISTANCE OF 20.70 FEET TO A POINT; THENCE NORTH 01DEGREES 40 MINUTES 57 SECONDS EAST, A DISTANCE OF 12.40 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 46.02 FEET TO A POINT ON THE NORTHWESTERLY LINE OF BLOCK 4 AND THE NORTHWESTERLY CORNER OF PARCEL 12; THENCE NORTH 84 DEGREES 56 MINUTES 44 SECONDS EAST ON THE NORTH LINE OF BLOCK 4, A DISTANCE OF 8.43 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET AN ARC LENGTH OF 18.20 FEET TO THE NORTHEAST CORNER OF PARCEL 12; THENCE SOUTH 3 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.75 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTE 34 SECONDS EAST, A DISTANCE OF 14.52 FEET TO A POINT; THENCE SOUTH 3 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.70 FEET TO THE POINT OF BEGINNING.

