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2020-086475

2020 Nov 24

9:53 AM

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

WARRANTY DEED

File No.: CTNW2005461-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Brandon A. Rukes (Grantor) CONVEY(S) AND WARRANT(S) to Matthew E. Malone and Mary R. Malone, 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:

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

**Property:** 325 North Ernest Street, Griffith, IN 46319-2630

**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 13<sup>th</sup> day of November, 2020.

  
Brandon A. Rukes




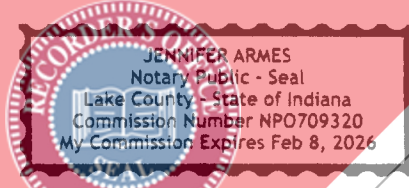
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Brandon A. Rukes 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 13<sup>th</sup> day of November, 2020

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



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

**Grantee's Address and Tax Billing Address:** 325 North Ernest Street  
Griffith, IN 46319-2630

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.

CEL 1820801939  
\$2500

am

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 20 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

CHICAGO TITLE INSURANCE COMPANY

CERTIFICATE OF PROOF

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

Jane A  
Witness Signature

Witness Name (Jane Gutierrez)

PROOF:  
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on <sup>17</sup>11/17/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Brandon A. Rukes to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Brandon A. Rukes 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 17 day of November, 2020

Signature: JAMES

Printed: Jennifer Armes

Resident of: Lake County

State of: INDIANA

My Commission expires: February 8, 2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-07-34-431-003.000-006**

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LOTS 53 AND 54 AND THE NORTH 1/2 OF LOT 52, BLOCK 6, IN JOLIDAN ADDITION TO GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND PART OF VACATED ALLEYS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 54 AND THE WEST LINE OF THE VACATED ALLEY; THENCE EAST, ALONG SAID NORTH LINE EXTENDED EAST, TO THE CENTERLINE OF SAID ALLEY; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, TO A POINT ON A LINE WHICH IS 8 FEET EAST OF AND PARALLEL TO THE EASTERNMOST LINE OF SAID LOTS 52, 53 AND 54; THENCE SOUTH ALONG SAID PARALLEL LINE, TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 52, EXTENDED EAST; THENCE NORTH AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOTS 52, 53 AND 54 TO THE PLACE OF BEGINNING.

