

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY INDIANA, 021-5274-4, 1

2021-5274-4  
09/14/2021 08:47 AM  
Total Fees: 25.00  
By: RM  
Pg #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 13 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: CTNW2104926  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Sergio Sanchez and Agustin Sanchez, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common (Grantor) CONVEY(S) AND WARRANT(S) to Kyle Johnson (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): **45-06-12-428-025.000-023**

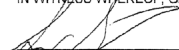
LOT 4, BLOCK 2, GEORGE ZACHAU'S PARK ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

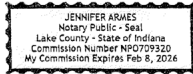
**Property:** 7040 Monroe Ave, Hammond, IN 46324

**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 23 day of August, 2021.

  
Sergio Sanchez




STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Sergio Sanchez, 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 23 day of August, 2021

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

Property of Lake County Recorder

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of August, 2021.


  
Agustin Sanchez

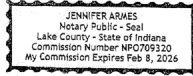
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Agustin Sanchez, 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 23rd day of August, 2021

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: 7040 Monroe Ave  
Hammond, IN 46324

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.

County of Lake Recorder