

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 17 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-543406  
12/20/2021 09:54 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: CTNW2107101J  
CT Hobart LLC

**THIS INDENTURE WITNESSETH**, that Fernando Lopez Ortiz (Grantor) CONVEY(S) AND WARRANT(S) to Saul Martinez-Ortiz and Abigail Cruz-Silva husband - 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:** 3628 Liverpool Rd, Lake Station, IN 46405

**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 14 day of December, 2021.

Fernando Lopez Ortiz  
Fernando Lopez Ortiz

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Fernando Lopez Ortiz 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 14 day of December, 2021

Signature: Laura J. Brasovan  
Printed: Laura J. Brasovan  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 20, 2022



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

**Grantee's Address and Tax Billing Address:** 3628 Liverpool Rd, Lake Station, IN 46405

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.

CHICAGO TITLE INSURANCE COMPANY

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-08-24-353-017.000-020**

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LOT 13, EXCEPT NORTH 60 FEET MEASURED, ALONG WEST LINE OF SAID LOT, ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF LOT 13 AND 60 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE EAST PARALLEL TO THE NORTH LINE OF LOT 13 A DISTANCE OF 151.53 FEET TO THE EASTERLY LINE OF LOT 13; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 13 A DISTANCE OF 40.67 FEET MORE OR LESS, TO A POINT 135.17 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF LOT 13, THENCE NORTHWESTERLY 138.55 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN BLOCK 5, RE-SUBDIVISION OF GARDEN HOMES, AS SHOWN IN PLAT BOOK 23, PAGE 55, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder