

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 16 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-511425  
03/16/2022 03:26 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: CTNW2200567A  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that Michael J. Shinkan (Grantor) CONVEY(S) AND WARRANT(S) to Jimmy D. Lambert (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:

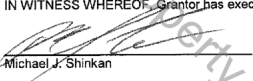
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 8753 Lake Hills Drive, Saint John, IN 46373-8730

**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 16 day of March, 2022.

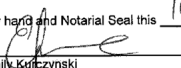
  
Michael J. Shinkan

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Michael J. Shinkan 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 16 day of March, 2022

Signature:   
Printed: Emily Kurczynski  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 26, 2026



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

**Grantee's Address and Tax Billing Address:** CA 8740 Overlook PT  
-8753 Lake Hills Drive  
Saint John, IN 46373-8730

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.

CTNW 2200567

CHICAGO TITLE INSURANCE COMPANY

Property of Lake County Recorder

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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-11-28-276-009.000-035

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THAT PART OF LOT 315 IN LAKE HILLS RESUBDIVISION - UNIT 4, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 315; THENCE NORTH 71 DEGREES 39 MINUTES 41 SECONDS WEST ON THE SOUTHERLY LINE OF SAID LOT 315, A DISTANCE OF 100.90 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 320.00 FEET AND AN ARC LENGTH OF 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED LINE AN ARC DISTANCE OF 60.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 315; THENCE NORTH 34 DEGREES 50 MINUTES 43 SECONDS EAST ON THE WESTERLY LINE OF SAID LOT 315, A DISTANCE OF 98.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 315; THENCE SOUTH 70 DEGREES 07 MINUTES 47 SECONDS EAST ON THE NORTHERLY LINE OF SAID LOT 315, A DISTANCE OF 34.78 FEET TO A POINT; THENCE SOUTH 19 DEGREES 52 MINUTES 13 SECONDS WEST, A DISTANCE OF 103.47 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder