

# NOT AN OFFICIAL DOCUMENT

2022-515456  
04/12/2022 02:48 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 12 2022 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: CTNW2200970-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Daryl Coppage, Richard Coppage and Thomas Coppage Sr., in equal shares as tenants in common in per ~~shares~~ distribution (Grantor) CONVEY(S) AND WARRANT(S) to Vanessa Hernandez and Alfredo Hernandez Joint Tenants With Rights of Survivorship (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): 45-03-06-302-023.000-023

THE NORTH 40 FEET OF LOT 6, BLOCK 6, FORSYTH'S SHEFFIELD SUBDIVISION OF BLOCK 6, PART OF BLOCK 5 AND PART OF BLOCK 4 OF THAT PART OF THE WEST FRACTIONAL QUARTER SECTION 6, TOWNSHIP 37 NORTH, RANGE 9 WEST, SECOND PRINCIPAL MERIDIAN, LYING NORTH OF INDIANAPOLIS BOULEVARD AND SOUTH OF THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILROAD, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 1304 Stanton Ave, Whiting, IN 46394

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 30<sup>th</sup> day of MARCH, 2022.

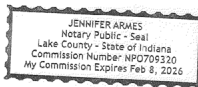
[Signature]  
Richard Coppage  
[Signature]  
Thomas Coppage Sr.

STATE OF INDIANA  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Richard Coppage and Thomas Coppage Sr., 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 30<sup>th</sup> day of MARCH, 2022

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



CHICAGO TITLE INSURANCE COMPANY

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of MARCH, 2022.

Daryl Coppage  
Daryl Coppage

STATE OF Florida  
COUNTY OF Pinellas

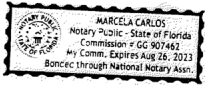
By means of  
 physical presence  
or  
 online notarization

Before me, a Notary Public in and for said County and State, personally appeared Daryl Coppage who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Type of identification produced: FL ID

Witness my hand and Notarial Seal this 24 day of March, 2022

Signature: [Signature]  
Printed: Marcela Carlos  
Resident of: Pinellas County  
State of: Florida  
My Commission expires: August 26, 2023



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

Grantee's Address and Tax Billing Address: 1304 Stanton Ave  
Whiting, IN 46394

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.

Pinellas County Recorder