

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 26 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-502628
01/27/2023 08:48 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: BT2320022-00584-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Dan E. Sharknas (Grantor) CONVEY(S) AND WARRANT(S) to Anthony J. Blank and Kelly Blank, 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: 12808 Cedar Lake Rd, Crown Point, IN 46307

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 25th day of January, 2023.

Dan E. Sharknas
Dan E. Sharknas

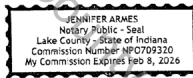
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Dan E. Sharknas 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 25th day of January, 2023

Signature: JMS
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: 12808 Cedar Lake Rd
Crown Point, IN 46307
2275 Oakwood Ln.
Lowell IN 46370

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

Property of Lake County Recorder

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-16-19-254-025.000-041

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF THE CROWN POINT LOWELL ROAD DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 WITH THE WEST LINE OF THE CROWN POINT LOWELL ROAD, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID ROAD A DISTANCE OF 915.77 FEET TO THE PLACE OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 152.40 FEET, THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 63 DEGREES 52 MINUTES 30 SECONDS A DISTANCE OF 77.97 FEET, THENCE SOUTHEASTERLY PARALLEL TO THE NORTH LINE OF SAID TRACT A DISTANCE OF 118.12 FEET TO THE WEST LINE OF SAID ROAD, THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID ROAD A DISTANCE OF 70 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder