

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523256  
07/21/2023 09:45 AM

TOTAL FEES: 25.00

BY: JAS

PG #: 1

RECORDED AS PRESENTED

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

## WARRANTY DEED

File No.: CTNW2301878-KZ  
CT CrownPoint LLC

**THIS INDENTURE WITNESSETH**, that Stephen J. Perez (Grantor) CONVEY(S) AND WARRANT(S) to Brandon J. Garcia and Lauren E. Garcia, husband and wife as joint tenants with full 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): 45-11-13-130-007.000-036

THE WEST 37.50 FEET OF LOT 530 IN FOXWOOD ESTATES, UNIT 8, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 5728 Gull Dr, Schererville, IN 46375

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 \_\_18th\_\_ day of July, 2023.

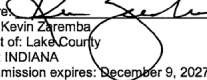
  
Stephen J. Perez

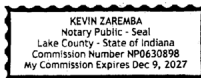
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Stephen J. Perez 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 \_\_18th\_\_ day of July, 2023

Signature:   
Printed: Kevin Zarembo  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: December 9, 2027



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

Grantee's Address and Tax Billing Address: 5728 Gull Dr  
Schererville, IN 46375

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