DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523358
07/21/2023 12:21 PM
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.: CTNW2302807-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Paula Anderson (Grantor) CONVEY(S) AND WARRANT(S) to Juan Francisco Serrano (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):   45-10-01-252-002.000-034

LOT 277 IN NORTHGATE 4TH ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 103, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 604 Northgate Dr, Dyer, IN 46311

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 ⬦ day of July, 2023.

Paula Anderson
Paula Anderson

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Paula Anderson 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 ⬦ day of July, 2023

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

JENNIFER ARMES
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0709320
My Commission Expires Feb 8, 2026

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

Grantee's Address and Tax Billing Address: 604 Northgate Dr., Dyer, IN 46311

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