

2023-02-26 09:11:21 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2303801A
CT Schererville LLC

THIS INDENTURE WITNESSETH, that Stephen V. Pietras (Grantor) CONVEY(S) AND WARRANT(S) to Benjamin Aponte, Jr. (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: 2708 41st Pl, Highland, IN 46322

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 11th day of September, 2023.

Stephen V. Pietras
Stephen V. Pietras

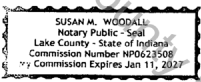
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Stephen V. Pietras 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 11th day of September, 2023

Signature: *Susan M Woodall*
Printed: Susan M Woodall
Resident of: Lake County
State of: INDIANA
My Commission expires: 1-11-27



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

Grantee's Address and Tax Billing Address: 2708 41st Pl
Highland, IN 46322

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.

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-28-327-016.000-026

PART OF LOT 1, SARA'S ADDITION TO THE TOWN OF HIGHLAND, AS RECORDED IN PLAT BOOK 75 PAGE 04, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 80.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 64.68 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST TO THE NORTHEAST CORNER OF SAID LOT 1, A DISTANCE OF 80.14 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 64.40 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder