

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2023-09-11 03:21 PM  
09/11/2023 03:21 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Sep 27 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

2023-529699  
09/11/2023 03:21 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

File No.: CTNW2303801A  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that Stephen V. Pietras (Grantor) CONVEY(S) AND WARRANT(S) to Benjamin Aporte, 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 11<sup>th</sup> 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 11<sup>th</sup> 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

SUSAN M. WOODALL  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP0623508  
My Commission Expires Jan 11, 2027

**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.

\*This document being re-recorded to keep in proper chain of title.  
Sw

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## EXHIBIT "A"

Legal Description

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

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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 69 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.

Lake County Recorder