

2024-501614  
01/17/2024 1:29 AM  
TOTAL FES: 2.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 17 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: CTNW2305546A  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that Selena M. Poulos who took title as Selena M. Gregory (Grantor) CONVEY(S) AND WARRANT(S) to Giovanni Juarez, a single person (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):** 45-07-35-302-007.000-006

LOT NUMBERED 17, IN BLOCK NUMBERED 3, IN WOODLAND ADDITION TO GRIFFITH, IN LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 417 N Woodlawn Ave, Griffith, IN 46319

**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 16th day of January, 2024.

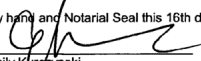
  
Selena M. Poulos FKA Selena M. Gregory

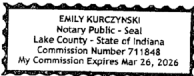
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Selena M. Poulos who took title as Selena M. Gregory 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 16th day of January, 2024

Signature:   
Printed: Emily Kurczynski  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 26, 2026



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

**Grantee's Address and Tax Billing Address:** 417 N Woodlawn Ave  
Griffith, IN 46319

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.