

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: BT2320023-00348A
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Norman Ladale Johnson and Rhalonda Shena Abrams, husband and wife, as tenants by the entirety (Grantor) CONVEY(S) AND WARRANT(S) to Goran Risteski and Katerina Avramoska Risteska, husband and wife (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: 1837-110th Pl, Crown Point, IN 46307

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 1st day of February, 2024.

Norman Ladale Johnson
Norman Ladale Johnson
Rhalonda Shena Abrams
Rhalonda Shena Abrams

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Norman Ladale Johnson and Rhalonda Shena Abrams, husband and wife, as tenants by the entirety, 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 1st day of February, 2024

Signature: *Emily Kurczynski*
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: 1837 110th Pl
Crown Point, IN 46307

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): 45-16-11-104-008.000-042

THAT PART OF LOT D26, IN THE HEATHER RIDGE SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 2020, IN PLAT BOOK 113, PAGE 73, AS DOCUMENT 2020-079420, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 5/8" REBAR STAMPED "V3CO COM", HEREINAFTER NOTED AS "CAPPED REBAR FOUND", AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 01 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 112.32 FEET TO A CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 32.45 FEET TO A SET CAPPED 5/8" REBAR STAMPED "DERANGO", HEREINAFTER NOTED AS "CAPPED REBAR SET"; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 112.50 FEET TO A CAPPED REBAR SET ON A NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 16.24 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A NORTH LINE OF SAID LOT, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 855.00 FEET, A CHORD BEARING SOUTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, AN ARC DISTANCE OF 18.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,795 SQUARE FEET, MORE OR LESS.

County of Lake County Recorder