

2/07/2024 09:16 AM  
TAX FEE: 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

Feb 07 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2400089  
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Jeremie D. Stephens (Grantor) CONVEY(S) AND WARRANT(S) to Parneetpal Tiwana and and Harsimranjeet Bains HUSBAND - 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: 463 E 60th Pl, Merrillville, IN 46410

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 18 day of January, 2024.

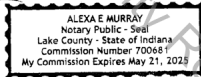
Jeremie D. Stephens  
Jeremie D. Stephens

STATE OF IN  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jeremie D. Stephens 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 18 day of January, 2024

Signature: Alexa E. Murray  
Printed: Alexa E. Murray  
Resident of LAKE County  
State of: IN  
My Commission expires: 5/21/2025



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

Grantee's Address and Tax Billing Address: 463 E 60th Pl 1837 W LOCUST LN  
Merrillville, IN 46410 MOUNT PROSPECT, IL 60056.

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): 45-12-03-381-006.000-030**

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PARCEL 22-6 BEING A PART OF PHASE "A" AND "O" OF LOT 1, OLD AIRPORT ADDITION, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38 PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAD LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 134.67 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 690.65 FEET; THENCE SOUTH 53 DEGREES 44 MINUTES 50 SECONDS EAST A DISTANCE OF 152.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 53 DEGREES 44 MINUTES 50 SECONDS EAST, 24.29 FEET; THENCE SOUTH 36 DEGREES 15 MINUTES 10 SECONDS WEST, 45.00 FEET; THENCE NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST, 24.29 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST 45.00 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder