

2024-03-05 02:22:23 PM  
TOTAL FEES: 20.00  
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.: CTNW2400170-KZ  
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Phillip Craig (Grantor) CONVEY(S) AND WARRANT(S) to Thomas Howard (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: 7550 E 83rd Ave, 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 5<sup>th</sup> day of February, 2024.

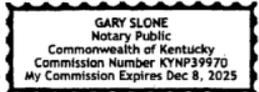
Phillip Craig  
Phillip Craig

STATE OF Kentucky  
COUNTY OF Jefferson

Before me, a Notary Public in and for said County and State, personally appeared Phillip Craig 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 5<sup>th</sup> day of February, 2024

Signature: Gary Slone  
Printed: Gary Slone  
Resident of: Jefferson County  
State of: Kentucky  
My Commission expires: 12/08/2025



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

Grantee's Address and Tax Billing Address: 7550 E 83rd Ave  
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.

CHICAGO TITLE INSURANCE COMPANY

# NOT AN OFFICIAL DOCUMENT

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-13-20-401-009.000-030

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PART OF THE NORTHWEST QUARTER, SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AND 150.00 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING NORTH 89 DEGREES 25 MINUTES 36 SECONDS WEST ALONG THE SAID SOUTH LINE 225.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 418.31 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 24 SECONDS EAST 225.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 418.23 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Property of Lake County Recorder