

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 12 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2305588A
CT Schererville LLC

THIS INDENTURE WITNESSETH, that Joel B. Bruno, Sr. (Grantor) CONVEY(S) AND WARRANT(S) to JEMS Investments LLC (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): 45-07-26-226-014.000-006

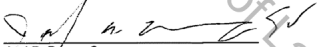
THE SOUTH 75 FEET OF THE NORTH 259.25 FEET OF THE EAST 233 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA. EXCEPT; THE EAST 33 FEET WHICH IS EMBRACED IN COLFAX AVENUE.

Property: 3742 Colfax 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 8th day of February, 2024.



Joel B. Bruno, Sr.

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Joel B. Bruno, Sr. 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 8th day of February, 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: 378 Devon Rd
Valparaiso, IN 46385

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.