

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2024-505488  
02/23/2024 09:53 AM  
TOTAL FEES: 25.00  
BY: KK  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: CTNW2400144A  
CT CrownPoint LLC

**THIS INDENTURE WITNESSETH**, that Caleb M. Smoot and Tiffany L. Curtis, joint tenants with right of survivorship (Grantor) CONVEY(S) AND WARRANT(S) to Zoran Velinov (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):** 45-16-05-333-014.000-042

UNIT 5-5 IN SECTION 1-A IN BEAVER DAM VILLAGE, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 305 Dahlgren Dr, 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 21 day of February, 2024.

Caleb M. Smoot  
Caleb M. Smoot

Tiffany L. Curtis  
Tiffany L. Curtis

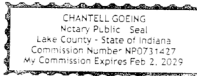
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Caleb M. Smoot and Tiffany L. Curtis, joint tenants with right of survivorship, 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 21 day of February, 2024

Signature: Chantell Goeing  
Printed: Chantell Goeing  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: February 2, 2029



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

Grantee's Address and Tax Billing Address: 305 Dahlgren Dr., 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 & URANC COMPANY