

2/24/2024 9:53 AM
01/28/2024 09:48 AM
TOTAL FEES: 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

Mar 27 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2400416-KZ
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Emily Young (Grantor) CONVEY(S) AND WARRANT(S) to Dynasty Home Buyers 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 7915 Howard St, Dyer, IN & 13686 W 81st Ave, Dyer, IN 46311, Dyer, IN 46311 and 13686 W 81st Ave, Dyer, IN 46311

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 27 day of March, 2024.

Emily Young
Emily Young

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Emily Young 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 27 day of March, 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: 7580 E 109TH 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.

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-11-19-179-001.000-032 and

PARCEL 1:

LOT 10 IN LORWOOD ESTATES UNIT #2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38 PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

For APN/Parcel ID(s): 45-11-19-179-005.000-032

PARCEL 2:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN ST. JOHN TOWNSHIP, LAKE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10 IN LORWOOD ESTATES, UNIT 2 AS RECORDED IN PLAT BOOK 38, PAGE 32 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST ALONG SAID NORTH LINE, 264.45 FEET TO THE WEST LINE OF REED'S ADDITION UNIT 5 AS RECORDED IN PLAT BOOK 42, PAGE 41 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA ALSO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 45 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE, 201.45 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 50 SECONDS WEST, 270.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 40 MINUTES 23 SECONDS WEST ALONG THE EAST FINE OF SAID LORWOOD ESTATES UNIT 2, 149.38 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES, 46,377 SQUARE FEET MORE OR LESS.

Public Lake County Recorder