

2024 5:25:15 PM
08/01/2024 12:35 PM
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

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2402877
CT Highland LLC

THIS INDENTURE WITNESSETH, that Jose R. Arbelaez and Adriana Arbelaez, Husband and Wife with Rights of Survivorship (Grantor) CONVEY(S) AND WARRANT(S) to Garrett Murphy, (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

*and Jessica Siems
-J.A.


Property: 2450 Martha St, Highland, IN 46322

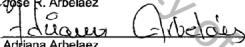
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 2nd day of July, 2024.

CHICAGO TITLE INSURANCE COMPANY




Jose R. Arbelaez


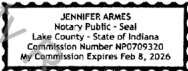
Adriana Arbelaez

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jose R. Arbelaez and Adriana Arbelaez, Husband and Wife with Rights 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 2nd day of July, 2024

Signature: 
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



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

Grantee's Address and Tax Billing Address: 2450 Martha St, Highland, IN 46322

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): 45-07-28-151-004.000-026

THE FOLLOWING DESCRIBED REAL ESTATE BEING IN LAKE COUNTY INDIANA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION WHICH IS 360 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 161.7 FEET; THENCE EAST 300 FEET; THENCE NORTH 157.72 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE WEST 300 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE WEST 180 FEET THEREOF.

Property of Lake County Recorder