

NOT AN OFFICIAL DOCUMENT

2024-525528 STATE OF INDIANA
08/01/2024 02:47 PM LAKE COUNTY
TOTAL FEES: 25.00 FILED FOR RECORD
BY: JAS GINA PIMENTEL
PG #: 2 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2403085J
CT Hobart LLC

THIS INDENTURE WITNESSETH, that Jesse Lopez (Grantor) CONVEY(S) AND WARRANT(S) to Carmen Carter (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): 45-08-24-130-001.000-020

LOT 20, BLOCK 1, EARLEWOOD ON DEEP RIVER, AS SHOWN IN PLAT BOOK 22, PAGE 41, IN LAKE COUNTY, INDIANA.

EXCEPT

THE NORTH 25 FEET OF LOT 18, ALL OF LOT 19, BLOCK 1, EARLEWOOD ON DEEP RIVER, AS SHOWN IN PLAT BOOK 22, PAGE 41, IN LAKE COUNTY, INDIANA.

Property: 2901 Forest St, Lake Station, IN 46405

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.

The undersigned hereby certifies that to the best of his knowledge and belief a certain Power of Attorney dated July 10, 2024 and recorded 8/1/2024 as Document # 2024-525503 has not been revoked by the death of the principal, nor by voluntary revocation by the principal.

IN WITNESS WHEREOF, Grantor has executed this deed this 31st day of July, 2024.

Jesse Lopez by Diane Cruz-Burke as his Attorney in fact
Jesse Lopez, by Diane Cruz-Burke, his Attorney-in-fact

STATE OF CA
COUNTY OF Contra Costa

Before me, a Notary Public in and for said County and State, personally appeared Jesse Lopez, by Diane Cruz-Burke, his Attorney-in-fact, 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 31 day of July, 2024

Signature: see attachment
Printed: see attached
Resident of: see attached County
State of: see attached
My Commission expires: see attached

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

Grantee's Address and Tax Billing Address: 2901 Forest St, Lake Station, IN 46405

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.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Contra Costa)

On July 31, 2024 before me, Felicia Y. Miller, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Diane Cruz-Burke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Diane Cruz-Burke

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____