

2024 552367  
09/25/2024 10:03 AM  
TOTAL FEES: 25.00  
BY: MA  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 24 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)  
State ID Number Only 45-11-26-201-018.000-032  
State ID Number Only 45-11-26-201-016.000-032

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**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Vanessa Adraneda and Rosalina A. Adraneda**

**CONVEY(S) AND WARRANT(S) TO**

**Jesus Arturo Santacruz Carrillo**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23<sup>rd</sup> day of September, 2024.

*vanessadraneda*  
Vanessa Adraneda

*Rosalina A. Adraneda*  
Rosalina A. Adraneda

# NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Vanessa Adraneda and Rosalina A. Adraneda** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 23rd day of September, 2024.

**July 31, 2032**

My Commission Expires:

**NP0686292**

Commission No.

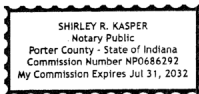
**Porter, IN**

Notary Public County and State of Residence

Signature of Notary Public

**Shirley R. Kasper**

Printed Name of Notary



**This instrument was prepared by:**

Andrew R. Drake, Attorney-at-Law  
Meridian Title Corporation  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

**Property Address:**

7126 West 87th Avenue  
Crown Point, IN 46307

8646 Bell Street  
Crown Point, IN 46307

**Grantee's Address and Mail Tax Statements To:**

1126 W 87<sup>th</sup> Avenue  
Crown Point, IN 46307

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A

### Parcel 1

Lot 7 in Bohling's East Oak Estates, Unit 3 as per plat thereof, Recorded in Plat Book 64, Page 14, in the Office of the Recorder of Lake County, Indiana.

### Parcel 2

Part of the West 1/2 of the Northeast 1/4 of Section 26, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: beginning at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 26; thence North 01 degrees 39 minutes 15 seconds West along the West line of said 1/4 1/4 Section 659.73 feet; thence North 89 degrees 23 minutes 00 seconds 171.15 feet; thence South 01 degrees 39 minutes 15 seconds East 787.05 feet to a point in the center line of 87th Avenue (County Road 0-4) thence North 53 degrees 45 minutes 47 seconds West along said center of 87th Avenue 212.25 feet to the point of beginning.