

2024-09-24 10:09 AM
9/24/2024 10:09 AM
TOTAL FEES: \$5.00
BY: MA
PG #: 1
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

WARRANTY DEED

File No.: CTNW2404596-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Andrew Lerma and Rosa Maria T. Lerma, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Anthony Sponaugle and Angelica Guzman, as joint tenants with full rights of survivorship (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): 45-07-20-484-002.000-026

LOT 10 AND THE NORTH 1/2 OF LOT 11 IN BLOCK 3, BRANTWOOD ADDITION TO THE TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 17, PAGE 5, IN LAKE COUNTY, INDIANA.

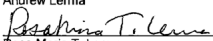
Property: 8825 Branton Ave, Highland, IN 46322

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 22nd day of September, 2024.


Andrew Lerma



Rosa Maria T. Lerma

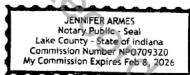
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Andrew Lerma and Rosa Maria T. Lerma, husband and wife, 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 25th day of September, 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: 8825 Branton Ave, 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.

CHICAGO TITLE INSURANCE COMPANY