

# NOT AN OFFICIAL DOCUMENT

2024-540363  
11/15/24 09:25 AM  
TOTAL FEES: 25.00  
BY: JAS  
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

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: CTNW2404589-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that David T. Plavec and Heidi L. Plavec who took title as Heidi L. Williams, as Joint Tenants with right of Survivorship (Grantor) CONVEY(S) AND WARRANT(S) to James Trzepacz (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):** 45-02-24-403-012.000-023

LOT 52, EXCEPT 10 FEET BY PARALLEL LINES OFF THE SOUTHEASTERLY SIDE AND ALL OF LOT 53, IN BLOCK 8, DOUGLAS PARK MANOR, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 17, PAGE 26, IN LAKE COUNTY, INDIANA.

**Property:** 3706 Torrence Ave, Hammond, IN 46327

**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 15<sup>th</sup> day of November, 2024.

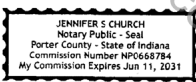
David T. Plavec  
David T. Plavec  
Heidi L. Plavec  
Heidi L. Plavec fka Heidi L. Williams

STATE OF INDIANA  
COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared David T. Plavec and Heidi L. Plavec who took title as Heidi L. Williams, 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 16<sup>th</sup> day of November, 2024

Signature: Jennifer S. Church  
Printed: Jennifer S. Church  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: 11-11-2031



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

**Grantee's Address and Tax Billing Address:** 3706 Torrence Ave, Hammond, IN 46327

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**