

2024-540799  
11.25.2024 1:05 PM  
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 25 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2405226-EK  
CT Schererville LLC


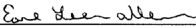
**THIS INDENTURE WITNESSETH**, that Elizabeth Osborne and Earl Lee Allen, as joint tenants (Grantor) CONVEY(S) AND WARRANT(S) to George Chervenak (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

**For APN/Parcel ID(s):** 45-11-24-182-026.000-036

PART OF LOT 1 IN SPRINGVALE FARMS COURT G, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 56 PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE THEREOF, 37.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE 32.67 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 00 SECONDS WEST 82.59 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE, 33.52 FEET; THENCE NORTH 01 DEGREES, 10 MINUTES 00 SECONDS EAST 74.62 FEET TO THE POINT OF BEGINNING.

**Property:** 1968 Springvale Dr #1-2, Schererville, IN 46375  
**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.

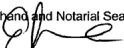
IN WITNESS WHEREOF, Grantor has executed this deed this 22nd day of November, 2024.

  
Elizabeth Osborne  
  
Earl Lee Allen

STATE OF INDIANA  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Elizabeth Osborne and Earl Lee Allen, as joint tenants, 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 22nd day of November, 2024

Signature:   
Printed: Emily Kurczynski  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 26, 2026



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

**Grantee's Address and Tax Billing Address:** 1968 Springvale Dr #1-2, Schererville, IN 46375

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.