Mail tax bills to: Modena Chovanec 2121 Calumet Avenue Whiting, Indiana 46394

QUITCLAIM DEED AND TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that the Grantor, MODENA CHOVANEC, of Lake County in the State of Indiana, pursuant to I.C. 32-17-14, RELEASES AND QUITCLAIMS TO MODENA CHOVANEC, of Lake County in the State of Indiana, and

Transfer On Death of the Grantor, MODENA CHOVANEC, to her two children, GEORGE A. CHOVANEC, JR. and BEVERLY J. LANIA, in equal shares as Tenants in Common in per stirpes distribution.

in consideration 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: Lot Eventy eight (28) Sin Block One (1), in Second Lake North Twenty (20) feet Plat Book 18, Page 12, in the Office of Addition to Hammond, as/pex the Recorder of Lake County. I 03683 and commonly known as:

2121 Calumet Avenue, Whiting, Indiana 46
Parcel No. 45-03-07-301-004.000 to 2

Lake County Recorder Upon the death of MODENA CHOVANEC, title to the above-described real estate shall vest in the above-described GEORGE A. CHOVANEC, JR. and BEVERLY J. LANIA, as set forth above. A purchaser for value of the above described real estate or a lender who acquires a security interest in the property from MODENA CHOVANEC, in good faith, shall take the property free of any claims of or liability to the owner's estate, creditors of the owner's estate, persons claiming rights as beneficiaries or heirs of the owner's estate, in absence of actual knowledge that the transfer was improper; and a purchaser or lender for value shall have no duty to verify sworn information contained in this deed. This Conveyance is made Subject to past, current and subsequent years leaf upon the following terms: estate taxes and subject to easements of record and restrictions of record as to use and enjoyment including building lines, if any. IN WITNESS WHEREOF, the said Grantoc, MODENA CHGVANEC, bas hereunto set her hand and seafthis 3rd day of June 2016. NO SALES DISCLOSURE NEEDED STATE OF INDIANA SS: Approved Assessor's Office COUNTY OF LAKE

Before me, the undersigned, a Notary Hublic in and for said County and State, this 3rd day of June 2016, personally appeared Modena Chovanec, and she acknowledged the execution of the foregoing deed to be her voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: May 28, 2023

GUDUIG KUTEBED FOR TAXATION SUBJECT Notary Signature FINAL ACCEPTANCE FOR TRANSFER

Resident of: Lake County Dawn Marie Conner Printed Notary Name

DAWN MARIE CONNER Notary Public - Seal State of Indiana

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JOHN E. PETALAS LAKE COUNTY AUDITOR

Lake County My Commission Expires May 28, 2023 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. Joseph L. Cürosh, Jr.

Joseph L. Curosh, Jr.

This instrument prepared by and after recording return to:

Joseph L. Curosh, Jr. - Attorney Number 3473-45 Attorney at Law CUROSH & CUROSH 1532 - 119th Street Whiting, Indiana 46394

