

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 048837

2016 AUG -2 AM 9:35

MICHAEL B. BROWN
RECORDER

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Lenexa, KS 66219

Commitment Number: 16NL22678

16WR21525

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
the Lake County Recorder!**
45-12-20-127-010.000-030

QUITCLAIM DEED

BRADLEY S. SHRADER, who took title as unmarried but is now married, hereinafter grantor, whose tax-mailing address is **7700 TAFT ST., MERRILLVILLE, IN 46410**, for \$0.00 and the correction of the public record as to his marital status as consideration paid, conveys and quitclaims to **BRADLEY S. SHRADER**, a married man, hereinafter grantee, whose tax mailing address is **7700 TAFT ST., MERRILLVILLE, IN 46410**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED PROPERTY IN LAKE COUNTY, INDIANA, TO WIT:

LOT 1 IN BLOCK 1 IN INDEPENDENCE HILL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING SAME PROPERTY CONVEYED TO BRADLEY S. SHRADER AND KIM B. SHRADER, HUSBAND AND WIFE BY DEED DATED MAY 16, 1998 OF RECORD IN INSTRUMENT NUMBER 98034202, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SAID ESTATE IS FREE FROM ALL ENCUMBRANCES EXCEPT RESTRICTIONS AND EASEMENTS OF RECORD, ZONING REGULATIONS AND REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

014255

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
AUG 01 2016

NO SALES DISCLOSURE

Approved Assessor's Office

By: JS

AMOUNT \$ 20,000-
CASH _____ CHARGE _____
CHECK# 01961809
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY JB

E

**BEING THE SAME PROPERTY CONVEYED TO BRADLEY S. SHRADER, UNMARRIED
BY QUIT CLAIM DEED FROM KIM B. SHRADER, UNMARRIED AS RECORDED
03/15/2007 AS DOCUMENT 2007-023000.**

Commonly Known As: 7700 TAFT ST, MERRILLVILLE, IN 46410

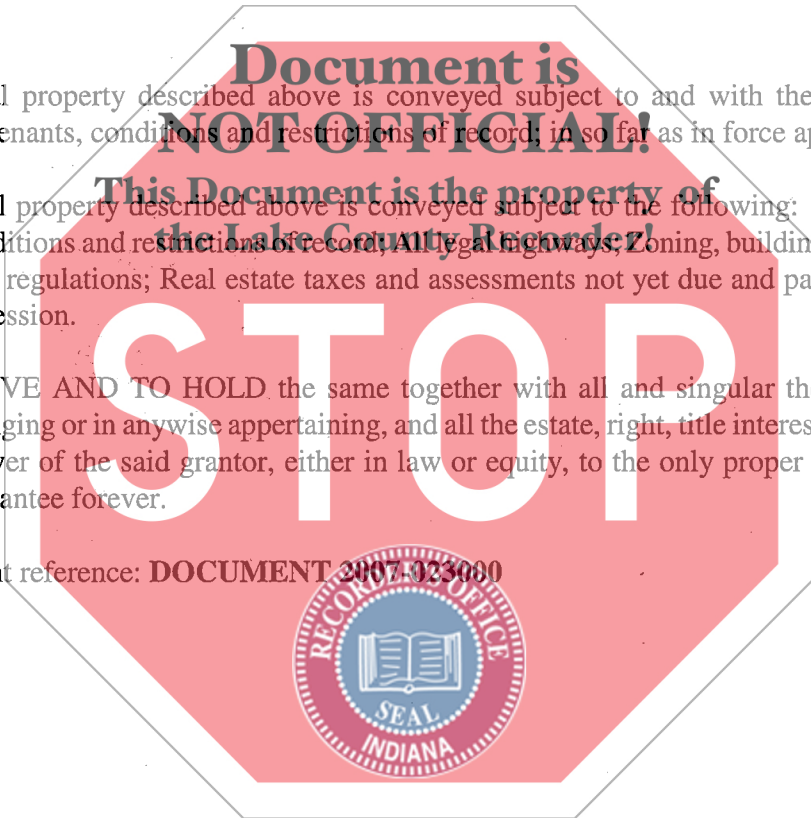
TAX ID: 45-12-20-127-010.000-030

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record, in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **DOCUMENT 2007-023000**



Executed by the undersigned on June 25, 2016:



BRADLEY S. SHRADER

STATE OF Indiana

COUNTY OF Lake

The foregoing instrument was acknowledged before me on June 25, 2016 by **BRADLEY S. SHRADER** who is personally known to me or has produced a Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

WARY L. CRAFT
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Porter County
My Commission Expires Jan. 8, 2018

Wary L. Craft
Notary Public

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.

By: 

William Nauty
Print Name



This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.