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:

nereby acknowledged, the following described real estate in Lake County, in	the State of moralia.
North Twenty (20) feet of Lot I wenty-eight (28) in Block	k Qne (1) and South Eventy (20)
feet of Lot Twenty-nine (29) in Block One (1), in Second Lake A	ddition to Hammond, as per Plat
Thereof, recorded in Plat Book 18, Page 12, in the Office of	the Recorder of Ist County
Indiana. This Document is the proper	
and commonly known as: the Lake County Recorder 2121 Calumet Avenue, Whiting, Indiana	r!
	46394
Parcel No. 45-03-07-301-004.000-023	(40)
	ග
Upon the death of MODENA CHOVANEC, title to the above-describ	ed real estate shall vest to the
above-described GEORGE A. CHOVANEC, JR. and BEVERLY J. L.	
A purchaser for value of the above described real estate or a lender wh	
property from MODENA CHOVANEC, in good faith, shall take the p	
liability to the owner's estate, creditors of the owner's estate, persons c	
heirs of the owner's estate, in absence of actual knowledge that the train	
or lender for value shall have no duty to verify swerr information con	tained in this deed.
ELEDEK'S OF	
upon the following terms: This Conveyance is made Subject to p	ast, current and subsequent years real
estate taxes and subject to easements of	record and restrictions of record as to
use and enjoyment including building lin	
	6: > 3CE
IN WITNESS WHEREOF, the said Grantor, MODENA CHOVANEC,	has hereunto set hereband and seal this
3rd day of June 2016.	
Sid day of suite 2010.	DULY ENTERED FOR TAXATION SUBJECT
Man	FINAL ACCEPTANCE FOR TRANSFER
MODENA C	HOVANEC
WIODENA C	
CTATE OF BIDIANA	AUG 02 2016
STATE OF INDIANA)	
) SS:	JOHN E. PETALAS
COUNTY OF LAKE)	LAKE COUNTY AUDITOR
	- SOM LYODIJOH

Resident of: Lake County

DAWN MARIE CONNER

Notary Public - Seal

State of Indiana

Lake County

My Commission Expires May 28, 2023

My commission expires: May 28, 2023

Notary Signature

Dawn Marie Conner Printed Notary Name

Page 1 of 2

Before me, the undersigned, a Notary Public in and for said County and State, this 2/4 day of July 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.

#19-60 nontor

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. Curosh, 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

