

2016 054179

STATE OF INDIANA
LAKE COUNTY
FILED AUG 9 2016

2016 AUG -9 AM 10:58

MICHAEL J. BROWN
RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that LUIS RUIZ, a married man, joined by his spouse, LISA JOY RUIZ (herein, "Grantor"), whose address is 1546 West 93rd Court, Crown Point, IN 46307, quitclaims to LUIS RUIZ and LISA JOY RUIZ, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1546 West 93rd Court, Crown Point, IN 46307, for no consideration, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

SEE EXHIBIT A ATTACHED HERETO.

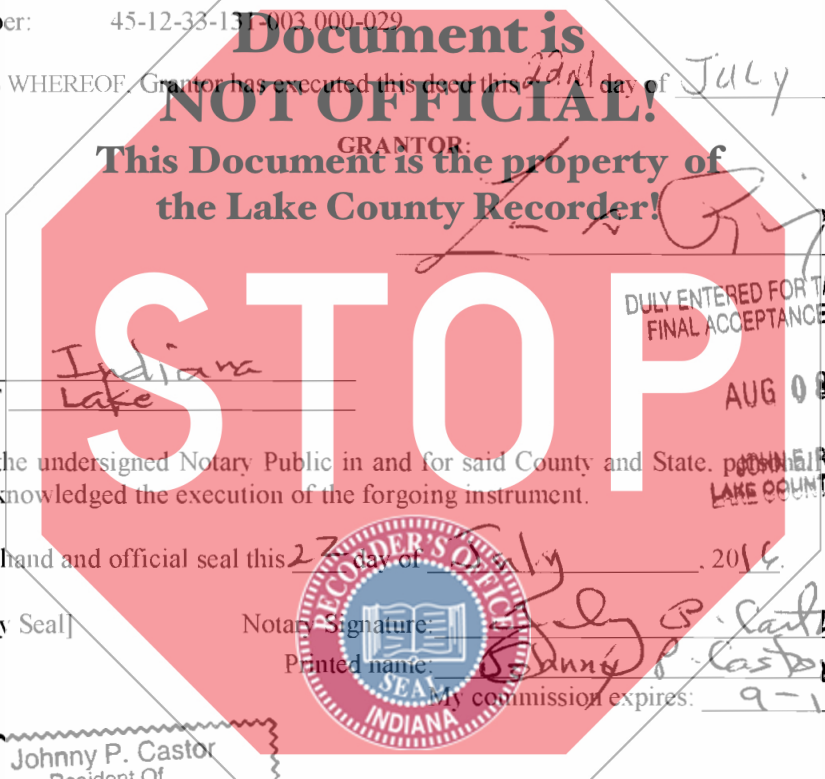
Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 1546 West 93rd Court, Crown Point, IN 46307

Parcel Number: 45-12-33-131-003 000-029

IN WITNESS WHEREOF, Grantor has executed this deed this 2nd day of July, 2016

Document is NOT OFFICIAL!
GRANTOR:
This Document is the property of the Lake County Recorder!



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 03 2016

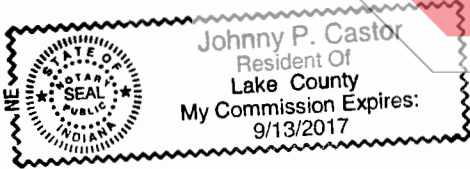
STATE OF Indiana
COUNTY OF Lake

Before me, the undersigned Notary Public in and for said County and State, Johnny P. Castor appeared Luis Ruiz and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 27 day of July, 2016.

[Affix Notary Seal]

Notary Signature: Johnny P. Castor
Printed name: Johnny P. Castor
My commission expires: 9-13-2017



201.00

219669

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: JS

E

JS

GRANTOR:

Lisa Joy Ruiz
Lisa Joy Ruiz

STATE OF Indiana
COUNTY OF Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Lisa Joy Ruiz and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 22 day of July, 2016.

[Affix Notary Seal]

Notary Signature: Johnny P. Castor

Printed name: Johnny P. Castor

My commission expires: 9-13-2017



Johnny P. Castor
Resident Of
Lake County
My Commission Expires:
9/13/2017

Document is NOT OFFICIAL!

When Recorded Return To: ARWEN HEBERT Send Subsequent Tax Bills To: LOUIS RUIZ This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.

ARWEN HEBERT
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA
91362

LOUIS RUIZ
1546 WEST 93RD COURT
CROWN POINT, IN 46307

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

This Document is the property of the Lake County Recorder!

STOP



This instrument was prepared by Steven A. Williams, Esq. 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 (Steven A. Williams, Esq.).

EXHIBIT A

[Legal Description]

PART OF TRACT 3 IN FIELDSTONE CROSSING TOWNHOMES UNIT ONE, A PLANNED UNIT DEVELOPMENT IN THE CITY OF CROWN POINT AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 3, 109.63 FEET THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 33.56 FEET; THENCE NORTH 80 DEGREES 31 MINUTES 24 SECONDS EAST 112.9 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 3 AND SAID CURVE HAVING A RADIUS OF 44 FEET A LENGTH OF 12.67 FEET TO THE POINT OF TANGENT THENCE CONTINUING SOUTH 09 DEGREES 35 MINUTES 05 SECONDS EAST ALONG THE EASTERLY LINE OF SAID TRACT 3, 20.6 FEET; THENCE SOUTH 80 DEGREES 31 MINUTES 24 SECONDS WEST 116.6 FEET TO THE PLACE OF BEGINNING, COMMONLY KNOWN AS UNIT 3-4, 1546 W, 93RD COURT

BEING THE SAME PROPERTY CONVEYED TO LUIS RUIZ BY DEED FROM LANE WAGNER NIEBERGALL, FORMERLY KNOWN AS LANE A. WAGNER RECORDED 12/03/2009 IN INSTRUMENT NO. 2009-080135, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

