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2017 020471

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 MAR 31 AM 9:34

MICHAEL B. BROWN  
RECORDER

AFTER RECORDING RETURN TO:  
CLOSING USA, LLC  
903 ELMGROVE ROAD  
ROCHESTER, NY 14624  
File No. CL170006280LD

MAIL TAX STATEMENTS TO:  
PATRICIA A. FLYNN  
JULIE A. MACALUSO  
2241 SANDRIDGE LANE  
DYER, IN 46311

Parcel ID: 45-10-13-231-010.000-034  
Alternate Parcel ID: 009-12-14-0265-0044



THIS DEED made and entered into on this 6<sup>th</sup> day of MARCH, 2017, by and between **PATRICIA A. FLYNN**, whose address is 2241 SANDRIDGE LANE, DYER, IN 46311, hereinafter referred to as Grantor(s) and **PATRICIA A. FLYNN, A SINGLE WOMAN AND JULIE A. MACALUSO, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is 2241 SANDRIDGE LANE, DYER, IN 46311, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of love and affection, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in LAKE County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2241 SANDRIDGE LANE, DYER, IN 46311

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument No. 2005-068709, Recorded: 08/12/2005

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 28 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 20-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 3302799  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK [Signature]

**NO SALES DISCLOSURE NEEDED**

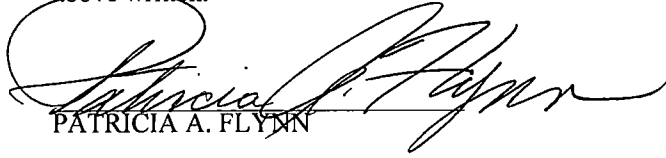
Approved Assessor's Office

By: TT

E

001720

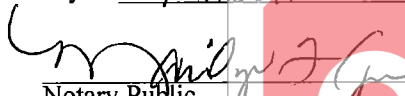
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


  
PATRICIA A. FLYNN

STATE OF INDIANA  
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said county and state personally appeared PATRICIA A. FLYNN, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 6<sup>th</sup> day of MARCH 2017  
**This Document is the property of the Lake County Recorder!**

  
Notary Public  
Printed Name: MARILYN F. JONES  
My Commission Expires: 08/20/23  
A Resident of LAKE County, State of INDIANA

 **MARILYN F. JONES**  
Notary Public, State of Indiana  
Lake County  
Commission # 671965  
My Commission Expires  
August 20, 2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:  
LISA CAPITOS, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

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.

- LISA CAPITOS, ESQ.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 44 IN THE PLANNED UNIT DEVELOPMENT KNOWN AS SANDRIDGE COURTYARDS, A RESUBDIVISION OF PARCEL 2 OF WELCH OILS FIRST SUBDIVISION ALL IN THE TOWN OF DYER, TOWNSHIP OF ST. JOHN, COUNTY OF LAKE AND STATE OF INDIANA, ALL RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE.

Parcel ID: 45-10-13-231-010.000-034

Alternate Parcel ID: 009-12-14-0265-0044

PROPERTY COMMONLY KNOWN AS: 2241 SANDRIDGE LANE, DYER, IN 46311

