

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 041400

2017 JUL -6 AM 9:16

MICHAEL B. BROWN
RECORDER

Commitment Number: 17NL18482

17WR18784

After Recording, Return To:
Nations Lending Services Wwk Inc
9801 Legler Road
Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-08-36-155-025.000-018

tax exemption no consideration

QUITCLAIM DEED

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

DENNIS R. FRANZ, hereinafter grantor and one of the grantees herein, whose tax-mailing address is 2900 W 49th Ave, Hobart, IN 46342, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and quietclaims to DENNIS R. FRANZ and KATHLEEN FRANZ, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, hereinafter grantees, whose tax mailing address is 2900 W 49th Ave, Hobart, IN 46342, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF Indiana, AND IS DESCRIBED AS FOLLOWS: LOT 12 IN CRESTWOOD TRACE, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42 PAGE 29, AS AMENDED BY CERTIFICATE OF CORRECTION DATED SEPTEMBER 19, 1973, AND RECORDED SEPTEMBER 25, 1973, AS DOCUMENT NO. 222192, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Parcel ID: 45-08-36-155-025.000-018 Commonly known as 2900 W 49th Ave, Hobart, IN 46342

Property Address is: 2900 W 49th Ave, Hobart, IN 46342

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 grantees forever.

Prior instrument reference: _____

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 03 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

003857

AMOUNT \$ 25
CASH _____ CHARGE _____
CHECK # 011021214
OVERAGE _____
COPY _____
NON-COM _____
CLERK RM

E

Executed by the undersigned on JUNE 20, 2017:

Dennis R. Franz
DENNIS R. FRANZ

STATE OF INDIANA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me on June 20, 2017 by **DENNIS R. FRANZ**, who is personally known to me or has produced 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.



Linda M. Young
Notary Public
Linda M. Young

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

Print Name

William Daulty
William Daulty

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.

