

2019 065132

2019 SEP 24 AM 11:14

MICHAEL B. BROWN
RECORDER

1907765 IN/RTC

QUITCLAIM DEED

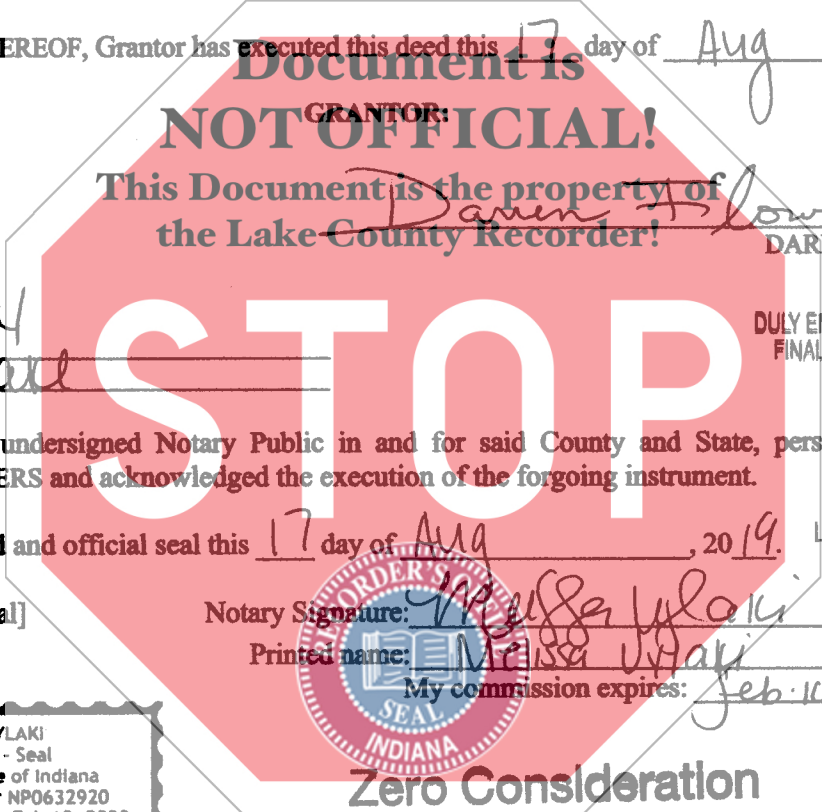
THIS INDENTURE WITNESSETH, that DARREN FLOWERS and SHERRIA FLOWERS, husband and wife (herein, "Grantor"), whose address is 1103 Cornwallis Lane, Munster, IN 46321, quitclaims to SHERRIA FLOWERS, a married woman (herein, "Grantee"), whose address is 1103 Cornwallis Lane, Munster, IN 46321, for no consideration, 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: 1103 Cornwallis Lane, Munster, IN 46321
Parcel Number: 45-07-31-379-008.000-027

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of Aug, 2019.



GRANTOR:
Darren Flowers
DARREN FLOWERS

STATE OF IN
COUNTY OF Lake

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

Witness my hand and official seal this 17 day of Aug, 2019.

[Affix Notary Seal]

Notary Signature: Melissa Uylaki
Printed name: Melissa Uylaki
My commission expires: Feb 10 2020

MELISSA R UYLAKI
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0632920
My Commission Expires Feb 10, 2020

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
SEP 28 2019
JOHN E. PETALAS
LAKE COUNTY AUDITOR
28939

Zero Consideration

Exempt Transfer AMOUNT \$ 25-
CASH _____ CHARGE _____
CHECK # 656703
OVERAGE _____
COPY _____
NON-COM _____
CLERK [Signature]

NO SALES DISCLOSURE NEEDED
Approved Assessor's Office
By: [Signature]

GRANTOR:

Sherria Flowers

SHERRIA FLOWERS

STATE OF IN
COUNTY OF Jake

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

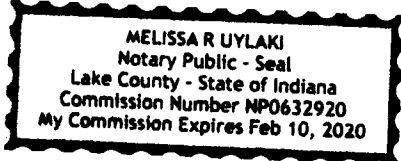
Witness my hand and official seal this 17 day of Aug, 2019.

[Affix Notary Seal]

Notary Signature: Melissa Uylaki

Printed name: Melissa Uylaki

My commission expires: Feb. 10 2020

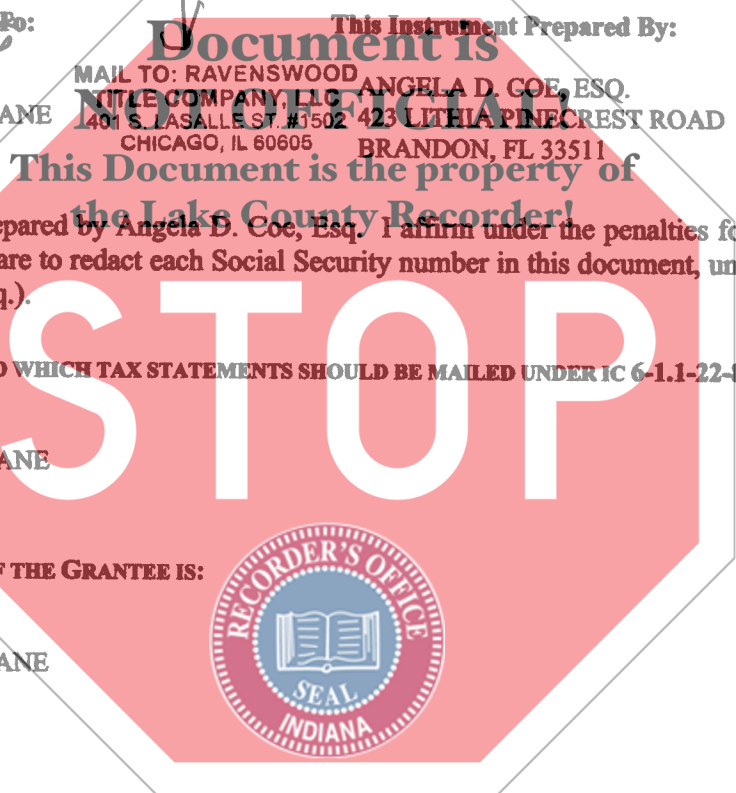


When Recorded Return To:

MP
SHERRIA FLOWERS
1103 CORNWALLIS LANE
MUNSTER, IN 46321

This Instrument Prepared By:

MAIL TO: RAVENSWOOD ANGELA D. COE, ESQ.
TITLE COMPANY, LLC
1401 S. LASALLE ST. #1502 423 LITHIA PINECREST ROAD
CHICAGO, IL 60605 BRANDON, FL 33511



This Document is the property of the Lake County Recorder!

This instrument was prepared by Angela D. Coe, 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 (Angela D. Coe, Esq.).

THE MAILING ADDRESS TO WHICH TAX STATEMENTS SHOULD BE MAILED UNDER IC 6-1.1-22-8.1 IS:

SHERRIA FLOWERS
1103 CORNWALLIS LANE
MUNSTER, IN 46321

THE MAILING ADDRESS OF THE GRANTEE IS:

SHERRIA FLOWERS
1103 CORNWALLIS LANE
MUNSTER, IN 46321

EXHIBIT A

[Legal Description]

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

LOT 54 IN BLOCK 1 IN COBBLESTONES, PHASE ONE, AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED NOVEMBER 29, 1990 IN PLAT BOOK 69 PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN LAKE COUNTY AS DOCUMENT 2011028108.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

