

2019-072389

2019 October 23

9:32:41 AM

1914153 IN RTC

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that TERRANCE J. CRNKOVICH, a married man, joined by his spouse, VICKI J. O'SULLIVAN (herein, "Grantor"), whose address is 2609 Sycamore Drive, Dyer, IN 46311, quitclaims to TERRANCE J. CRNKOVICH and VICKI J. O'SULLIVAN, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2609 Sycamore Drive, Dyer, IN 46311, for no consideration, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

Document is NOT OFFICIAL!
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: 2609 Sycamore Drive, Dyer, IN 46311
Parcel Number: 45-10-13-426-012.000-034

IN WITNESS WHEREOF, Grantor has executed this deed this 2 day of OCT, 2019.

GRANTOR:

Terrance J. Crnkovich
TERRANCE J. CRNKOVICH

STATE OF INDIANA
COUNTY OF LAKE



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

Witness my hand and official seal this 2 day of OCT, 2019.

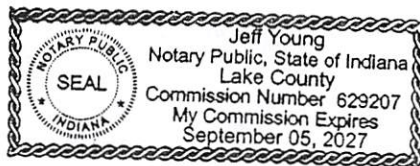
[Affix Notary Seal]

Notary Signature:

Printed name:

My commission expires:

Jeff Young
JEFF YOUNG
sept. 05, 2027
2027



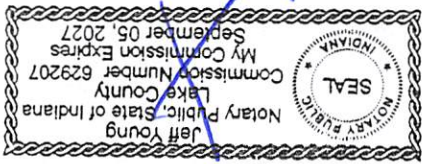
Zero Consideration
Exempt Transfer

ok 65925
559108

NO SALES DISCLOSURE NEEDED

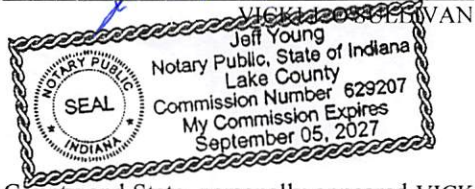
Approved Assessor's Office

wt



GRANTOR:

Vicki J. O'Sullivan



STATE OF INDIANA
COUNTY OF LAKE

Before me, the undersigned Notary Public in and for said County and State, personally appeared VICKI J. O'SULLIVAN and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 2 day of Oct, 2019

[Affix Notary Seal]

Notary Signature: *[Signature]*

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!
My commission expires: Sept 05, 2027

~~When Recorded Return To:~~

TERRANCE J. CRNKOVICH
VICKI J. O'SULLIVAN
2609 SYCAMORE DRIVE
DYER, IN 46311

This Instrument Prepared By:

ANGELA D. COE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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:

TERRANCE J. CRNKOVICH
VICKI J. O'SULLIVAN
2609 SYCAMORE DRIVE
DYER, IN 46311



MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

THE MAILING ADDRESS OF THE GRANTEE IS:

TERRANCE J. CRNKOVICH
VICKI J. O'SULLIVAN
2609 SYCAMORE DRIVE
DYER, IN 46311



EXHIBIT A

[Legal Description]

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

LOT 16 IN BLOCK 12 IN PHEASANT HILLS ADDITION, UNIT 2A, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 40 PAGE 131 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN LAKE COUNTY AS DOCUMENT 2006054650.

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

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.