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2020-051575

2020 Aug 10

8:33 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

QUITCLAIM DEED

TAX: I.D. NO. 45-12-33-208-020.000-029

THIS INDENTURE WITNESSETH THAT HELENE R. WOLFE, LIFE TENANT, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO THE WOLFE LIVING TRUST DATED JULY 05, 2011, of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PARCEL I: THE EAST 45.34 FEET OF TRACT 24, BY PARALLEL LINES AND AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF IN PEBBLE BROOKS, PHASE THREE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 74 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AMENDED BY A CERTIFICATE OF CORRECTION RECORDED JUNE 7, 1994 AS DOCUMENT NO. 94042337.

PARCEL II: DRIVEWAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING TRACT: PART OF TRACT 24 IN PEBBLE BROOKS, PHASE THREE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 74 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AMENDED BY A CERTIFICATE OF CORRECTION RECORDED JUNE 7, 1994 AS DOCUMENT NO. 94042337. WHICH PART OF SAID TRACT 24 IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT 24; THENCE WESTERLY ALONG THE CURVED NORTHERLY LINE OF SAID TRACT 24, BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 120.77 FEET, AN ARC DISTANCE OF 49.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 39 MINUTES 38 SECONDS WEST AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT 24, A DISTANCE OF 40.89 FEET; THENCE NORTH 78 DEGREES 20 MINUTES 22 SECONDS WEST AND PARALLEL TO THE SOUTHERLY LINE OF SAID TRACT 24, A DISTANCE OF 6.00 FEET; THENCE NORTH 11 DEGREES 39 MINUTES 38 SECONDS EAST AND PARALLEL TO THE EASTERLY LINE OF SAID TRACT 24, A DISTANCE OF 41.77 FEET TO A POINT ON THE CURVED NORTHERLY LINE OF SAID TRACT 24; THENCE EASTERLY ALONG SAID CURVED NORTHERLY LINE, BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 120.77 FEET, AN ARC DISTANCE OF 6.06 FEET TO THE POINT OF BEGINNING.

THIS DEED EXTINGUISHES LIFE ESTATE RESERVED IN DEED RECORDED JULY 25, 2011, DOCUMENT 2011-039960.

COMMONLY KNOWN AS: 9476 VAN BUREN ST., CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 31 day of July, 2020

HELENE R. WOLFE by Sharon L. Letz, in attorney-in-fact
HELENE R. WOLFE, LIFE TENANT
By SHARON L. LETZ, ATTORNEY-IN-FACT

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 31 day of July, 2020, personally appeared: HELENE R. WOLFE by SHARON L. LETZ, ATTORNEY-IN-FACT and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 698325

My commission expires: 3/22/2025 Signature Elizabeth Kinzie

Resident of Lake County Printed Elizabeth Kinzie, Notary Public



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TR

AUG 07 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

024870

COMMUNITY TITLE COMPANY
FILE NO. 2019127

12401

EXECUTED AND DELIVERED IN MY PRESENCE:

Nathan D. Williams Witness Signature

WRI A. WILLIAMS Witness' Printed Name

STATE OF INDIANA)
COUNTY of Lake)

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS _____ to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **HELENE R. WOLFE** by **SHARON L. LETZ, ATTORNEY-N-FACT** to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 31 day of July 2020

Elizabeth Kinzie Notary Public Signature

Elizabeth Kinzie Notary Public Printed Name

Commission Number: 698325

My Commission Expires: 3/22/2025

Resident of Lake County

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in
Preparation of deed or form of holding ownership. All
information used supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **9476 VAN BUREN ST., CROWN POINT, IN 46307**
SEND TAX BILLS TO: **GRANTEE**

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.

Elizabeth Kinzie
Signature

Elizabeth Kinzie
Printed Name

