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2020-072945

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

2020 Oct 14 8:36 AM

QUITCLAIM DEED

File No.: FNW2004259-RJW

THIS INDENTURE WITNESSETH, That Beverly T. Nowicki (Grantor) QUITCLAIMS to Frederick H. Matzdorf and Barbara S. Matzdorf, husband and wife (Grantee) for no consideration, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 2539 E. Lakeshore Dr. A58, Crown Point, IN 46307. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Tax ID No.: 45-17-09-428-058.000-044

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

Deed is to convey all rights in Life Estate as reserved in Deed recorded March 19, 2014 as Instrument No 2014-016089.

IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of September, 2020.

GRANTOR:

Beverly T. Nowicki
Beverly T. Nowicki

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Beverly T. Nowicki, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of September, 2020

Signature: *[Signature]*
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025



FIDELITY NATIONAL
TITLE COMPANY
FNW2004259

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK#1820704772
026907

25 AM

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 2539 E. Lakeshore Dr. A58
Crown Point, IN 46307

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 RENEE WELLS.

Return To: Frederick H. Matzdorf and Barbara S. Matzdorf
2539 E. Lakeshore Dr. A58
Crown Point, IN 46307

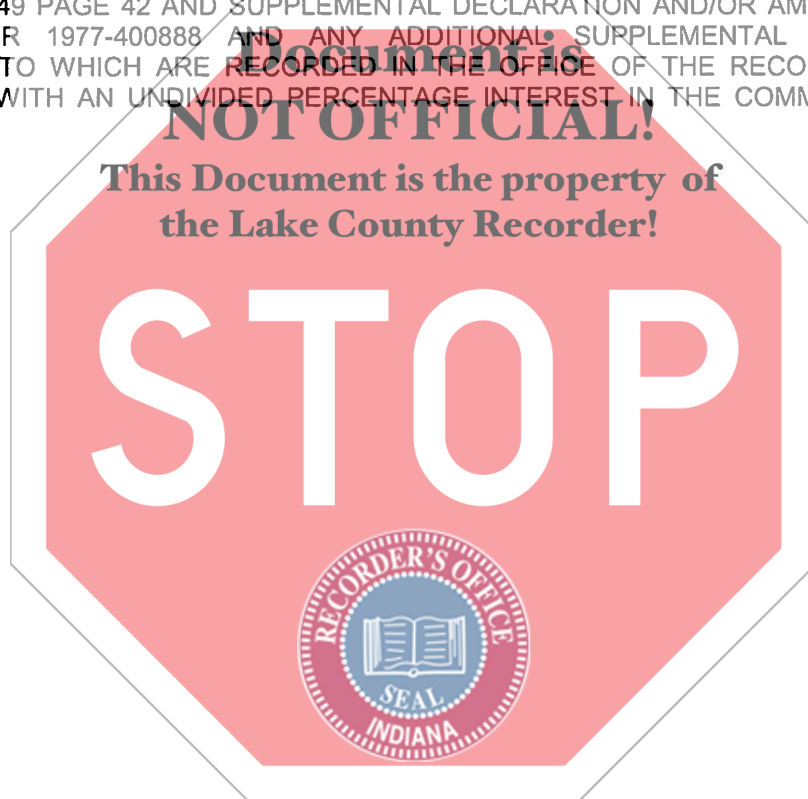
This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-17-09-428-058.000-044


UNIT A-58 IN BUILDING 5 IN FOUR SEASONS LAKESIDE CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 1976-358499 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER PLAT BOOK 49 PAGE 42 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 1977-400888 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.



CERTIFICATE OF PROOF

File No.: FNW2004259-RJW

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.



Witness Signature
TINA POLING

Witness Name

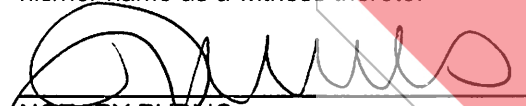


PROOF:

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on September 28, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Beverly T. Nowicki to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Beverly T. Nowicki execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.



NOTARY PUBLIC
Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025

CERTIFICATE OF PROOF
(continued)

Property Address: 2539 E. Lakeshore Dr. A58, Crown Point, IN 46307

Grantee's Address and Tax Mailing Address: 2539 E. Lakeshore Dr. A58
Crown Point, IN 46307

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: ~~RENEE WELLS~~

Instrument prepared by: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

