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2020-086541

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

2020 Nov 24 2:51 PM

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (hereinafter called "deed") dated this 6<sup>th</sup> day of January 2020,

BETWEEN: **Witold Frank Lewandowski and Deborah L. Lewandowski** of 13701 Lauerman Street #30. Cedar Lake, IN 46303. (Collectively hereinafter called the "Seller"); party of the first part

AND **Cedar Lake Ministries, Inc** of 13701 Lauerman Street. PO Box 665. Cedar Lake, IN 46303. (hereinafter called the "Purchaser"); Party of the second part

IN consideration of the covenants and agreements contained in this agreement and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties to this Agreement agree as follows:

**Sale of Property**

1. On the 6<sup>th</sup> day of January 2020, the seller, for and in consideration of the sum of **\$30,000.00** (thirty thousand dollars only), does hereby convey and grant with warranty covenants to the purchaser, namely the lease rights assigned to Seller and all improvements and property located on the property at: **13701 Lauerman Street. Lot 26, Cedar Lake, IN 46303.** With Tax ID **45-15-27-334-006.000.014** (hereinafter called the "Property")
2. The purchaser and the seller agree that the purchaser takes the property with the following conditions and defects relating to the property: "As is"

**Purchase Price**

3. The purchase price (hereinafter called the "Purchase Price") of The Premises is **\$30,000.00** (thirty thousand dollars only). The purchaser agrees to pay the entire sum upon execution of this Agreement.

**Property Taxes and Assessments**

4. The Seller will be responsible for all taxes, and assessments levied against the premises through the purchase date of January 6, 2020 of which the 2019 pay 2020 property taxes are included.

**Clear Understanding of Intended Use**

5. The buyer has communicated, and the seller understands and accepts the buyer's expressed intention to demolish and remove any improvements on said lot. The seller hereby provides express permission and consent to such demolition plans.

**Deed and Evidence of Title**

6. Upon payment of the full Purchase Price, including all taxes, assessments, interest, and other charged due to Seller, the Seller agrees to deliver to the Purchaser, within a reasonable amount of time, a Lease Agreement and signed and completed Indiana State Sale Disclosure form 46021 to the premises in the name of the Purchaser, free and clear of all liens and encumbrances.

**Entire Agreement**

7. This Agreement will constitute the entire agreement between the Purchaser and the Seller. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either party except to the extent that it is incorporated into this Agreement.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Page 1 of 3

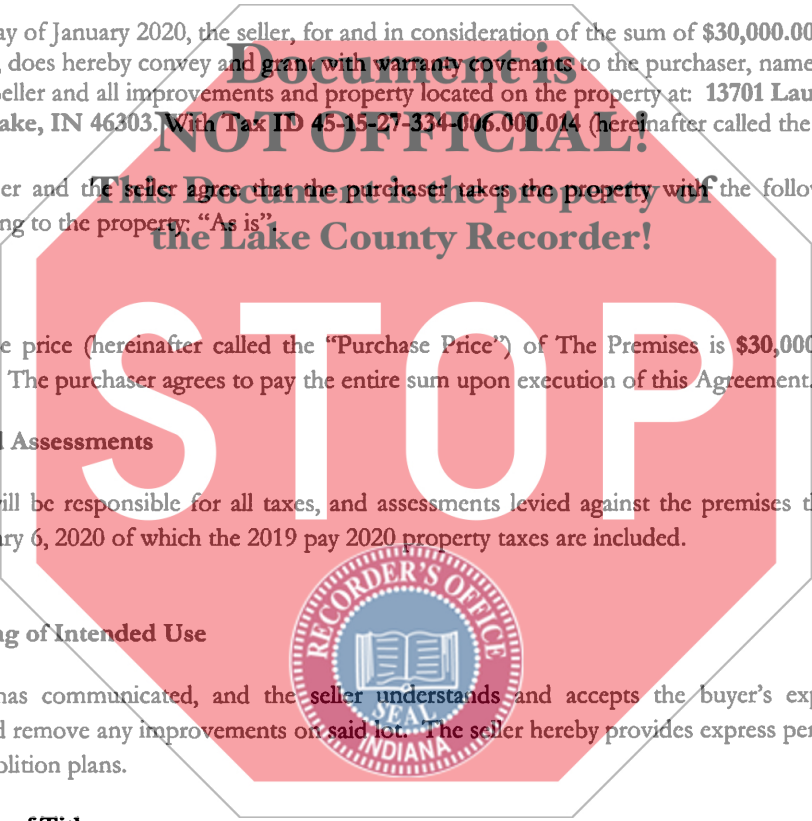
TAX BILLING ADDRESS

CEDAR LAKE MINISTRIES  
P.O. BOX 665  
CEDAR LAKE, IN 46303

NOV 24 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25.00  
Cash  
KIK



**Amendments**

- 8. Any amendments or modifications of this Agreement or additional obligations assumed by either party in connection with this Agreement will only be binding if they are evidenced in writing and signed by each party or an authorized representative of each party.

**Waivers**

- 9. A waiver of any rights by any party in connection with this agreement will only be binding if evidenced in writing and signed by each party or an authorized representative of each party.

**Severability**

- 10. If there is a conflict between any provision of this Agreement and the applicable legislation of the state of Indiana (the "act"), the Act will prevail and such provisions of this Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.
- 11. In the event that any of the provisions of this Agreement will be held to be invalid or unenforceable in whole or in part, those provisions, to the extent enforceable and all other provisions of this Agreement will nevertheless continue to be valid and enforceable through the invalid or unenforceable parts had not been included in this Agreement and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

Initials:  JL      DR

**Interpretation**

- 12. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement, Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

**Joint and Several Liability**

- 13. All Seller's are jointly and severally liable for the acts, omissions, and liabilities of all other Seller's to this Agreement.

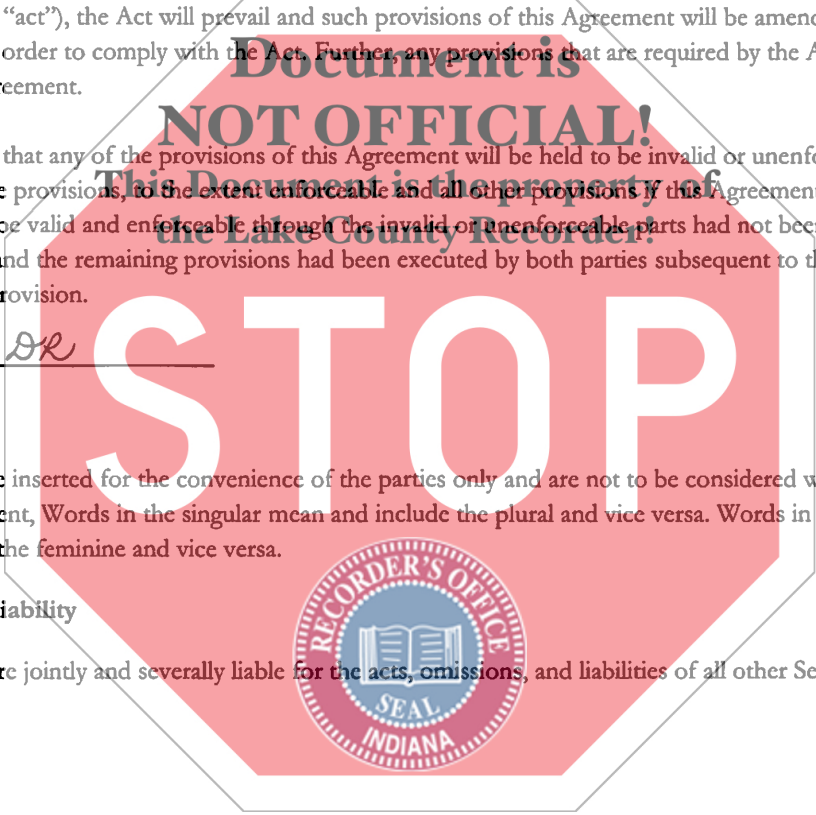
**Heirs and Assigns**

- 14. This Agreement will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each party to this Agreement. All covenants are to be construed as conditions of this Agreement.

----- *This section is left intentionally blank preceding signature instruments* -----

----- *This section is left intentionally blank preceding signature instruments* -----

----- *This section is left intentionally blank preceding signature instruments* -----



IN WITNESS WHEREOF the Seller and Purchaser have duly affixed their signatures under hand and seal on this <sup>7th</sup> day of ~~October~~ <sup>JANUARY</sup>, 2020

WITOLD FRANK LEWANDOWSKI Witold Frank Lewandowski  
(Print) (Seller) (Signature)

DEBORAH L. LEWANDOWSKI Deborah L. Lewandowski  
(Print) (Seller) (Signature)

KERRY D. DEVRIES Kerry D. Devries  
Cedar Lake Ministries, Inc (Purchaser)

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

Notary Witness

ILLINOIS  
STATE OF ~~INDIANA~~  
COUNTY OF COOK

Before me, a Notary Public for COOK County, State of ~~Indiana~~ <sup>ILLINOIS</sup>, personally appeared Witold Frank Lewandowski, and Deborah L. Lewandowski, and acknowledged the execution of his instrument this 6<sup>th</sup> day of January 2020.

Jaron Jordan Notary Public JARON JORDAN (Print name)



My commission expires Nov 18, 2020

Initials: J. J.



"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."  
PREPARED BY: KERRY D. DEVRIES