

2020-088951

2020 Dec 4

8:31 AM

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

2040059INMTC QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that CHRISTOPHER P. WANDER and ANGELA T. WANDER, husband and wife (herein, "Grantor"), whose address is 919 Jackson Place, Dyer, IN 46311, quitclaims to ANGELA T. WANDER, a married woman (herein, "Grantee"), whose address is 919 Jackson Place, Dyer, IN 46311, for no consideration, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

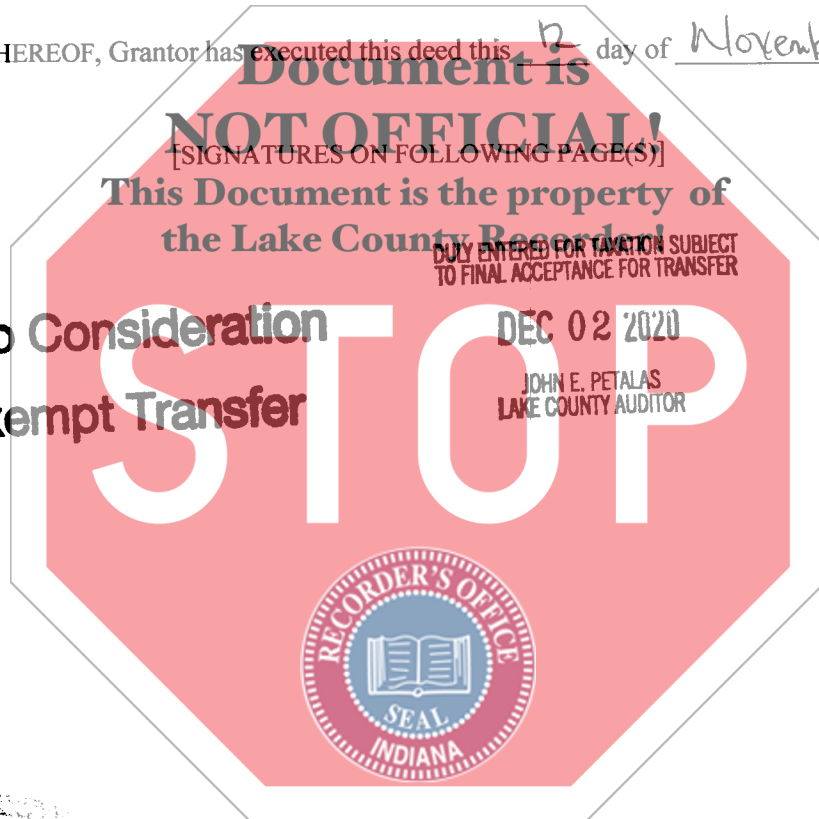
SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 919 Jackson Place, Dyer, IN 46311

Parcel Number: 45-10-01-428-004.000-034

IN WITNESS WHEREOF, Grantor has executed this deed this 12 day of November, 2020.



Zero Consideration
Exempt Transfer



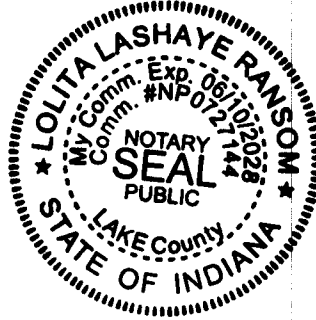
25-6
697265
D

GRANTOR:

Angela T. Wander
ANGELA T. WANDER

WITNESS to the above signature:

Pamela Mendez
Witness signature
Pamela Mendez
Printed name of Witness



STATE OF Indiana
COUNTY OF Lake

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

Witness my hand and official seal this 12 day of November, 2020.

[Affix Notary Seal]

Notary Signature: Lolita Lashaye Ransom
Printed name: Lolita Lashaye Ransom
My commission expires: 6/10/2028 ✓

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

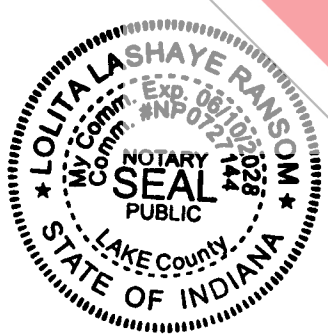
STATE OF Indiana
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on Nov. 12, 2020, personally appeared the above named WITNESS to the forgoing instrument, who, being duly sworn by me, did depose and say that he/she knows ANGELA T. WANDER to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said ANGELA T. WANDER execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and official seal this 12 day of November, 2020.

[Affix Notary Seal]

Notary Signature: Lolita Lashaye Ransom
Printed name: Lolita Lashaye Ransom
My commission expires: 6/10/2028



GRANTOR:

Chris P. Wander

CHRISTOPHER P. WANDER

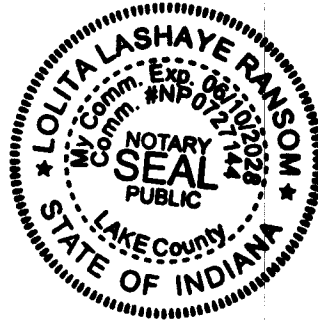
WITNESS to the above signature:

Pamela Mendoza

Witness signature

Pamela Mendoza

Printed name of Witness



STATE OF Indiana

COUNTY OF Lake

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

Witness my hand and official seal this 12 day of November, 2020.

[Affix Notary Seal]

Notary Signature: *Lolita Lashaye Ransom*

Printed name: Lolita Lashaye Ransom

My commission expires: 6/10/2028

NOT OFFICIAL!

STATE OF Indiana

COUNTY OF Lake

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, on November 12, 2020, personally appeared the above named WITNESS to the forgoing instrument, who, being duly sworn by me, did depose and say that he/she knows CHRISTOPHER P. WANDER to be the individual described herein and who executed the forgoing instrument; that said WITNESS was present and saw said CHRISTOPHER P. WANDER execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

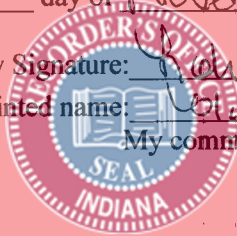
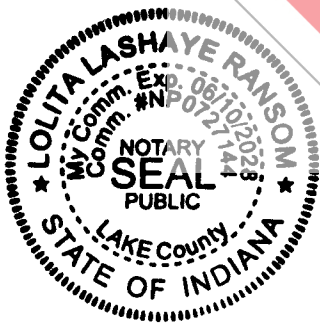
Witness my hand and official seal this 12 day of November, 2020.

[Affix Notary Seal]

Notary Signature: *Lolita Lashaye Ransom*

Printed name: Lolita Lashaye Ransom

My commission expires: 6/10/2028



When Recorded Return To:

ANGELA T. WANDER MAIL TO: RAVENSWOOD
919 JACKSON PLACE TITLE COMPANY, LLC
DYER, IN 46311 320 W OHIO ST. #3E
CHICAGO, IL 60654

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:

ANGELA T. WANDER
919 JACKSON PLACE
DYER, IN 46311

THE MAILING ADDRESS OF THE GRANTEE IS:

ANGELA T. WANDER
919 JACKSON PLACE
DYER, IN 46311



EXHIBIT A

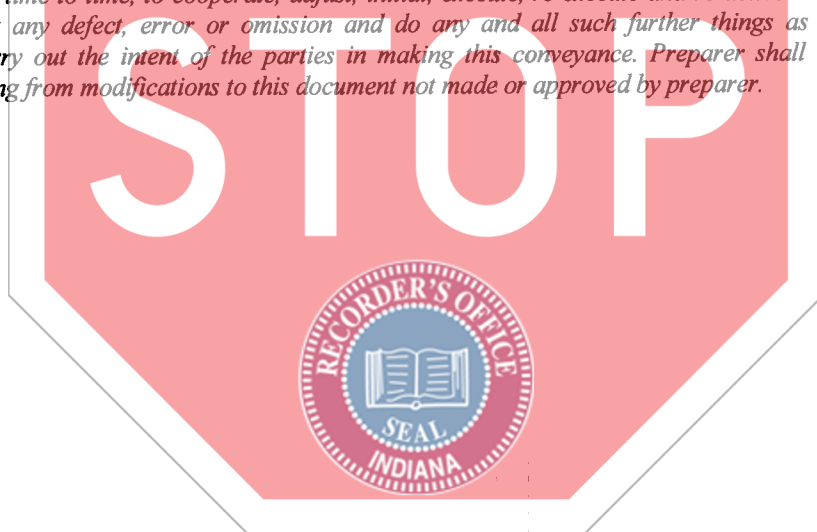
[Legal Description]

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

LOT 128 NORTHGATE 3RD ADDITION UNIT "B" TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK 41, PAGE 21.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN LAKE COUNTY AS DOCUMENT 2010 029654.

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.



20-041556 (JL)