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2020-089677

2020 Dec 8

10:19 AM

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

File Number: 2096723R

After Recording Return To:  
Avenue 365 Lender Services, LLC  
1100 Virginia Drive, Suite 130  
Fort Washington, PA 19034

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
45-16-30-427-005.000-041

Document is  
**QUITCLAIM DEED**

**Christian N. Bengtson**, whose mailing address is 3470 West 138th Lane, Crown Point, IN 46307, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and quitclaims to **Christian N. Bengtson and Roxanne L. Bengtson**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 3470 West 138th Lane, Crown Point, IN 46307, the following real property in Lake County, Indiana:

**LOT 20 IN RAMSGATE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**  
Property Address is: 3470 West 138th Lane, Crown Point, IN 46307

Prior instrument reference: 2015 018154

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

DEC 03 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



035.co  
Clerk 77240  
IK  
E



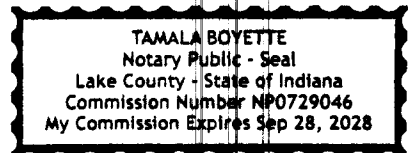
STATE OF INDIANA )  
 ) SS:  
COUNTY OF Lake )

Before me, a Notary Public in and for said County and State, personally appeared Daniell W. Dollk [Witness' Name], being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Christian N. Bengtson** in the foregoing subscribing witness' presence.  
Witness my hand and Notarial Seal this 20th day of November, 2020.

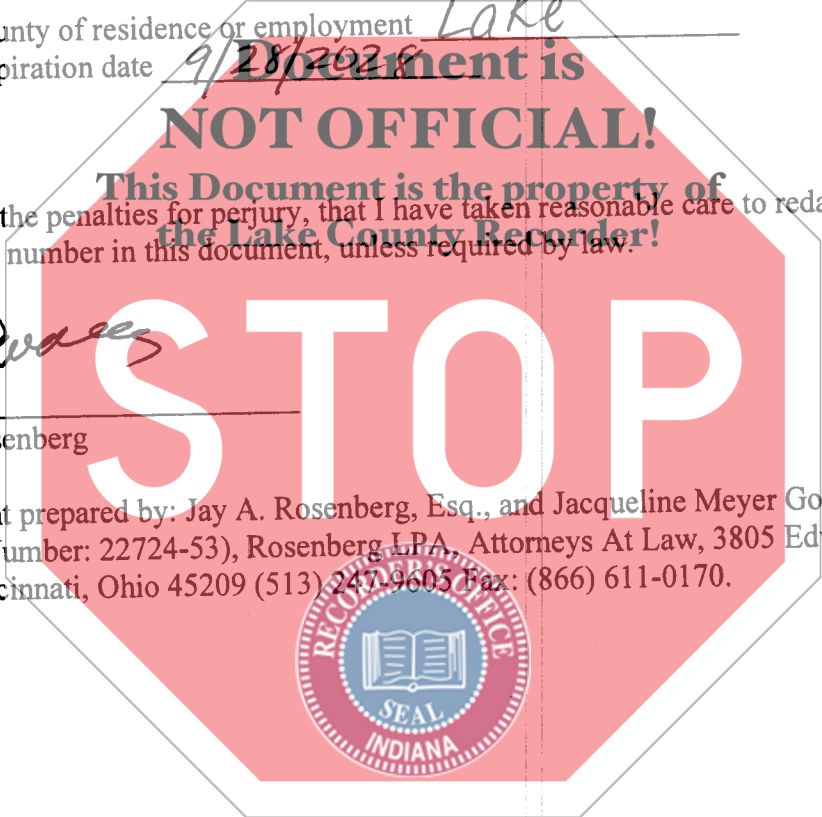
T Boyette [Notary Public's Signature]

Tamala Boyette [Notary Public's Printed Name]

Notary Public's commission number NP0729046  
, seal,



commission county of residence or employment Lake  
commission expiration date 9/28/2028



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.

Jay A. Rosenberg

By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9603 Fax: (866) 611-0170.

Certificate of Proof

EXECUTED AND DELIVERED in my presence:

Daniel W Polk [Witness's Signature]

Witness: DANIEL W POLK [Witness's Printed Name]

STATE OF INDIANA )

COUNTY OF Lake )SS:

Before me, a Notary Public in and for said County and State, personally appeared Daniel W. Polk [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Christian N. Bengtson [Grantor's or other Signer's Name] in the above-named subscribing witness's presence, and that the above-named subscribing 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 20th day of November, 2020.

Tamala Boyette [Notary Public's Signature]

Tamala Boyette [Notary Public's Printed Name]

[Include Notary Public's commission number, seal, commission county of residence or employment and commission expiration date]



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