

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-025239

12:48 PM 2021 Mar 19

## Quitclaim Deed

Parcel No.: 45-11-28-228-001.000-035

THIS INDENTURE WITNESSETH THAT:

Karen M. Petersen, not married, of 8623 Lake Hills Dr, St John, IN 46373, USA, Robert P. Chen, married, of 8776 Overlook Point, St John, IN 46373, USA, and Lori L.Chen, married, of 8776 Overlook Point, St John, IN 46373, USA, (collectively the "Grantor") QUITCLAIMS to Karen M. Petersen, not married, of 8623 Lake Hills Dr, St John, IN 46373, USA, (the "Grantee") as the sole tenant, for the sum of \$1.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

See attached schedule 'A'

The address of such real estate is commonly known as 8623 Lake Hills Dr, St John, IN 46373, USA.

The Grantor attests for the Grantee and the Grantee's heirs and assigns that at and until the ensembling of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to convey the same in the manner and form above written and to and to forever warrant and defend the title to the said lands whatsoever.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 19 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25  
CS  
RN



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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-11-28-228-001.000-035

THE PART OF LOT 310 IN LAKE HILLS RESUBDIVISION UNIT 4, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 86 PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 310; THENCE NORTH 61 DEGREES 07 MINUTES 45 SECONDS EAST, ON THE NORTHERLY LINE OF SAID LOT 310, A DISTANCE OF 5.81 FEET TO A POINT OF CURVE; THENCE CONTINUING ON THE LAST DESCRIBED LINE, BEING THE ARC OF A CIRCLE CONVEX TO THE NORTH, SAID CURVE HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 194.50 FEET TO A POINT OF RESERVE CURVE; THENCE CONTINUING ON THE LAST DESCRIBED LINE, BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, SAID CURVE HAVING RADIUS OF 180.00 FEET AND ARC LENGTH OF 29.64 FEET TO A POINT; THENCE SOUTH 75 DEGREES 41 MINUTES 46 SECONDS WEST, A DISTANCE OF 126.16 FEET TO THE WESTERLY CURVED LINE OF SAID LOT 310; THENCE CONTINUING ON THE LAST DESCRIBED LINE BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND AN ARC LENGTH OF 88.74 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ON THE LAST DESCRIBED LINE BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND AN ARC LENGTH OF 35.48 FEET TO THE POINT OF BEGINNING.

Lake County Recorder

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IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the 18 day of March, 2021.

Signed in the presence of:

Lori Hoffmann  
Signature

Karen M. Petersen  
Karen M. Petersen

LORI HOFFMANN  
Witness Name

Robert P. Chen  
Robert P. Chen



ANGELA BOKORI, Notary Public  
Lake County, State of Indiana  
My Commission Expires July 30, 2024

Lori L. Chen  
Lori L. Chen

STATE OF INDIANA

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Lori Hoffmann, Karen M. Petersen, Robert P. Chen, and Lori L. Chen, who witnessed the Grantor's signature on the foregoing Quitclaim Deed, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the witness executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

Witness my hand and Notarial Seal this 18 day of March, 2021.

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My Commission Expires: 7-30-2024

Angele Bokon  
Notary Public for the State of Indiana

County of Lake

Angele Bokon  
Printed Name

Resident of Lake County

Property of Lake County Recorder

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## Spousal Acknowledgement

I, Lori L. Chen of 8776 Overlook Point, St John, IN 46373, USA, spouse of Robert P. Chen, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: \_\_\_\_\_

*Lori L. Chen*

STATE OF INDIANA

COUNTY OF Lake



ANGELA BOKORI, Notary Public  
Lake County, State of Indiana  
My Commission Expires July 30, 2024

Before me, a Notary Public in and for said County and State, personally appeared Lori L. Chen, who acknowledged the execution of the foregoing Spousal Acknowledgement, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor's spouse executed said instrument, for the uses and purposes set forth within this Spousal Acknowledgement.

Witness my hand and Notarial Seal this 18 day of March, 2021.

My Commission Expires: 7/30/2024

Angela Bokori  
Notary Public for the State of Indiana

County of Lake

Angela Bokori  
Printed Name

Resident of Lake County

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## Grantor Acknowledgement

STATE OF INDIANA

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Karen M. Petersen, Robert P. Chen, and Lori L. Chen, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantors executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

Witness my hand and Notarial Seal this 18 day of March, 2021.

My Commission Expires: 7-30-2024

Angela Bokori  
Notary Public for the State of Indiana



ANGELA BOKORI, Notary Public  
Lake County, State of Indiana  
My Commission Expires July 30, 2024

County of Lake

Angela Bokori  
Printed Name

Resident of Lake County

# NOT AN OFFICIAL DOCUMENT

## Spousal Acknowledgement

I, Robert P. Chen of 8623 Overlook Point, St John, IN 46373, USA, spouse of Lori L.Chen, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Robert P. Chen

STATE OF INDIANA

COUNTY OF Lake



ANGELA BOKORI, Notary Public  
Lake County, State of Indiana  
My Commission Expires July 30, 2024

Before me, a Notary Public in and for said County and State, personally appeared Robert P. Chen, who acknowledged the execution of the foregoing Spousal Acknowledgement, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor's spouse executed said instrument, for the uses and purposes set forth within this Spousal Acknowledgement.

Witness my hand and Notarial Seal this 18 day of March, 2021.

My Commission Expires: 7.30.2024

Angela Bokori  
Notary Public for the State of Indiana

County of Lake

Angela Bokori  
Printed Name

Resident of Lake County

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This instrument was prepared by: Karen M. Petersen

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.

Send tax bills to:

Karen M. Petersen  
8623 Lake Hills Dr, St John, IN 46373, USA

After recording, return to:

Karen M. Petersen  
8623 Lake Hills Dr, St John, IN 46373, USA

Property of Lake County Recorder



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