

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-030841

8:32 AM 2021 Apr 8

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that CHRISTOPHER J. STRASSER, a married man, joined by his spouse, HILARY R. GENOVA (herein, "Grantor"), whose address is 6854 Marsh View Street, Merrillville, IN 46410, quitclaims to CHRISTOPHER J. STRASSER and HILARY R. GENOVA, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 6854 Marsh View Street, Merrillville, IN 46410, 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: 6854 Marsh View Street, Merrillville, IN 46410

Parcel Number: 45-12-11-454-024,000-046

IN WITNESS WHEREOF, Grantor has executed this deed this 12 day of January, 2021.

[SIGNATURES ON FOLLOWING PAGE(S)]

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

APR 07 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



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GRANTOR:

[Signature]  
Christopher J. Strasser

WITNESS to the above signature:

[Signature]  
Witness signature  
Ruth A. Genova  
Printed name of Witness

STATE OF IN  
COUNTY OF Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Christopher J. Strasser and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 12<sup>th</sup> day of January, 2021.

[Affix Notary Seal] OFFICIAL SEAL  
NICOLE SCOTT Notary Signature: [Signature]  
NOTARY PUBLIC, STATE OF ILLINOIS Printed name: Nicole Scott  
My Commission Expires 03/10/2024 My commission expires: 03/10/2024

STATE OF IN  
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on January 12, 2021, 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 J. Strasser to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said Christopher J. Strasser 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<sup>th</sup> day of January, 2021.

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Nicole Scott  
My commission expires: 03/10/2024

OFFICIAL SEAL  
NICOLE SCOTT  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 03/10/2024

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GRANTOR:

Hilary R. Genova  
Hilary R. Genova

WITNESS to the above signature:

Hilary R. Genova  
Witness signature  
Hilary M. Genova  
Printed name of Witness

STATE OF IN  
COUNTY OF Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Hilary R. Genova and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 12<sup>th</sup> day of January, 2021.  
OFFICIAL SEAL  
[Affix Notary Seal] Nicole Scott Notary Signature:  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 03/10/2024 Printed name: Nicole Scott  
My commission expires: 03/10/2024

STATE OF IN  
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on January 12, 2021, personally appeared the above named WITNESS to the forgoing instrument, who, being duly sworn by me, did depose and say that he/she knows Hilary R. Genova to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said Hilary R. Genova 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<sup>th</sup> day of January, 2021.  
[Affix Notary Seal] Notary Signature: Nicole Scott  
Printed name: Nicole Scott  
My commission expires: 03/10/2024



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**When Recorded Return To:**

ADVANTAGE TITLE, LLC  
137 MAIN STREET  
BAY ST. LOUIS, MS 39520  
FILE# UMS1-IN-153599

**This Instrument Prepared By:**

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

→ This instrument was prepared by Steven A. Williams, 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 (Steven A. Williams, Esq.).

**THE MAILING ADDRESS TO WHICH TAX STATEMENTS SHOULD BE MAILED UNDER IC 6-1.1-22-8.1 IS:**

CHRISTOPHER J. STRASSER  
HILARY R. GENOVA  
6854 MARSH VIEW STREET  
MERRILLVILLE, IN 46410

**THE MAILING ADDRESS OF THE GRANTEE IS:**

CHRISTOPHER J. STRASSER  
HILARY R. GENOVA  
6854 MARSH VIEW STREET  
MERRILLVILLE, IN 46410

County of Lake County Recorder

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## EXHIBIT A

[Legal Description]

LOT NUMBERED 25 IN THE MEADOWS, AN ADDITION TO THE CITY OF HOBART, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 62 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

*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.*