

NOT AN OFFICIAL DOCUMENT

State of Indiana

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

GINA PIMENTEL
RECORDER

2021-034160

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

10:43 AM 2021 Apr 27

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-032625

12:28 PM 2021 Apr 18

This instrument was prepared by:

Name: David + Debra Carey AKA David M Carey + Debra L. Carey *DL*
Address: 7205 W. 145th Ave Cedar Lake, IN 46303

After recording, mail document
and tax statements to:

Name: Jim + Tisa Abbatarco
Address: 13118 S. Avenue N Chicago, IL 60633

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 27 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

APR 16 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 04/16/2021 (the "Effective Date") between the following Grantor(s) (the "Grantor"): David + Debra Carey AKA David M Carey + Debra L. Carey *DL*

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are 7205 W. 145th Ave Cedar Lake, IN 46303

And the following Grantee(s) (the "Grantee"): James + Tisa Abbatarco

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are 13118 S. Avenue N Chicago, IL 60633

WITNESSETH, that the Grantor, for and in consideration of the sum of \$80,000.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is



Re record with corrected ownership. *DL*

25
CS
RM
25
cash
H

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hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (an unincorporated area in) Lake County, Indiana [State], and more particularly described as follows: Offshore Estates Lot 4
_____ [Legal description of Property]

The Property will be held as: (Check one)

- Sole ownership
 Joint tenancy
 Tenancy in common
 Tenancy by the entirety

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
 The Property is NOT the homestead of the Grantor.
 Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ _____, computed on the full consideration or value of property conveyed.
 Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 16th day of April, 2021.

David Carey

Grantor Signature

David Carey AKA David M. Carey SR

Grantor Name

Debra Carey

Grantor Signature Check here if spouse

Debra Carey AKA Debra L. Carey SR

Grantor Name Check here if spouse

[Signature]

Grantee Signature

James Abbotamarcen

Grantee Name



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Tisa
Grantee Signature Check here if spouse

Tisa Abbatamaren
Grantee Name Check here if spouse

Jeff Sawasky
Witness 1 Signature

Jeff Sawasky
Witness 1 Name (Print)

Kristine S. Dinkhoff
Witness 2 Signature

Kristine S. Dinkhoff
Witness 2 Name (Print)

Property of Lake County Recorder



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ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Indiana.

COUNTY OF Lake.

On this day, personally appeared before me, David Canoy James Abbatamarco Jeff Sawaska
Tisa Abbatamarco Kristine Olthoff
Debra Canoy, to me known to be the
person(s) described in and who executed the within instrument, and acknowledged that they signed the
same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 16th day of
April, 2021.

Nicole L Bernard
Notary's Public Signature Nicole L Bernard



(Date) 3-4-2026

My Commission Expires

My Commission # 711086

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ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF IN

COUNTY OF LAKE

Kristina O'Hara
Jeff Sawicki
James Abbatemarco
Tish Abbatemarco
Debra Carey
David Carey

On this day, personally appeared before me, David Carey, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 16th day of April, 2021.

Patricia A. Zubrenic

Notary's Public Signature



Patricia A. Zubrenic, Notary Public
Commission Number: NP0627902
My Commission Expires: 07/13/2027
Residing in Lake County, IN

(Date)

7-13-27

My Commission Expires

"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: *JK*

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Exhibit A

- ① - BOUNDING NOTES
- ② - MONUMENTS
- ③ - CONCRETE MONUMENTS
- ④ - CONCRETE MONUMENTS
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This Property is located in Flood Zone(s) _____ as per the current Flood Insurance Rate Maps for Lake County, IN. (Map No. 189830311E, Effective 1/18/12)

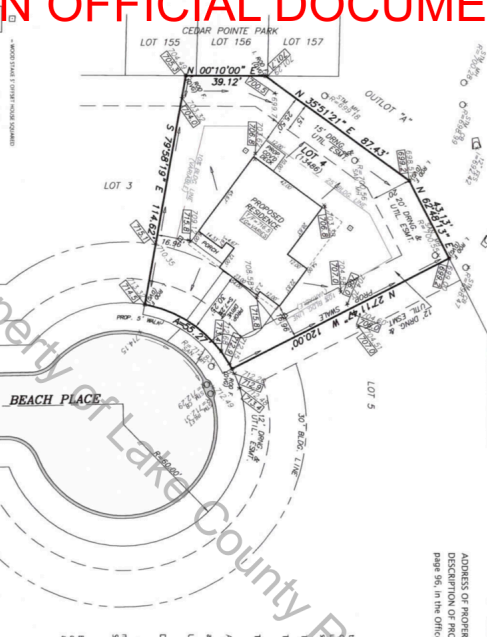


State of Indiana) _____ March 15, 2021
 County of Lake) ss. Crown Point, Indiana

This is to certify that this plat and the survey on which it is based were made in accordance with Title 86 of the Indiana Administrative Code (IAC 86.3), commonly known as Rules 1-13, of the Indiana Administrative Code (IAC 86.3), commonly known as Rules 1-13 of the Indiana Administrative Code (IAC 86.3).

Kevin A. Krull, Reg. Land Surveyor No. 20100075

DATE	SCALE
CAREY	1" = 40'
NO. 20100075	
467/214	10468
35	311/21
20148	LAKE, IN
531-386	



PLAT OF SURVEY

ADDRESS OF PROPERTY: 13486 Beach Place, Cedar Lake, Indiana 46303
 DESCRIPTION OF PROPERTY: Lot 4, in OFFSHORE ESTATES, recorded in Plat Book 112, page 96, in the Office of the Recorder of Lake County, Indiana.

SURVEYOR'S REPORT

In accordance with Title 86.5, Article 1.0, Chapter 1.2, Section 1 of the Indiana Administrative Code, the following descriptions in this location of the lines and corners established on this survey as a result of:

1. The recorded subdivision plat of Offshore Estates prepared by DVC Team, Inc.
2. Previous surveys by DVC Team in said Offshore Estates.

The following monuments were used for this survey:

- 1. Iron monuments at or near lot corners in said Offshore Estates.
- 2. Iron monuments at or near grade.
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Discrepancies due to record descriptions:
 No apparent discrepancies resulted from the record descriptions.
 The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a Suburban Survey (0.13 feet per 100 ppm) as defined in IAC 86.3.

Evaluation: All dimensions are given in feet and decimal parts thereof. No dimensions should be assumed by scale measurements upon the plat.

PLAT OF SURVEY
 13486 BEACH PLACE
 CEDAR LAKE, IN 46303
 LOT 4, OFFSHORE ESTATES

