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This Document Prepared By:
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GINA PIMENTEL
RECORDER
2021-045194
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
9:59 AM 2021 Jul 2

After Recording, Return and
Mail Tax Statements To:
Migdalia Garcia-Whitford, as Trustee
5124 Cardinal Court
Scherverville, IN 46375

QUITCLAIM DEED

MIGDALIA GARCIA-WHITFORD, a married woman, as her sole and separate property, the GRANTOR,
Whose mailing address is 5124 Cardinal Court, Scherverville, Indiana 46375;

For the sum of TEN dollars (\$10.00), receipt of which is hereby acknowledged, does hereby give, grant,
bargain, sell and confirm to

MIGDALIA GARCIA-WHITFORD, as Trustee of The Migdalia Garcia Whitford Living Trust, U/A dated
February 27, 2018, the GRANTEE,

Whose mailing address is 5124 Cardinal Court, Scherverville, Indiana 46375;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the
County of Lake, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
More commonly known as 3288 W 74th Lane, Merrillville, Indiana 46410.

Assessor's Parcel Number: 45-12-18-431-008.000-030

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of
record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

I do for myself and for my heirs, executors, and administrators covenant with the said Grantee and Grantee's
assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my
heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's
assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 30th day of June, 2021

Migdalia Garcia-Whitford
MIGDALIA GARCIA-WHITFORD



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 02 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
cash
TJ

NOT AN OFFICIAL DOCUMENT



STATE OF INDIANA)
) ss.
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me on this 30 day of June, 2021,
by MIGDALIA GARCIA-WHITFORD.

Margaret Mary Leitelt

NOTARY PUBLIC

My Commission Expires: 11/1/24
My County of Residence: Lake

I attest that MIGDALIA GARCIA-WHITFORD, the person who signed this document, did so or acknowledged signing this document in my presence and that she appears to be of sound mind and not subject to duress, fraud, or undue influence. I further attest that I am not the representative or the successor representative appointed under this document, that I am at least eighteen (18) years of age, and that I am not related to the person who signed this document by blood, marriage, or adoption.

Theresa Paras

WITNESS PRINTED NAME

927 Wood Hollow Dr, Schererville, IN 46375

ADDRESS

Theresa Paras

WITNESS SIGNATURE



STATE OF INDIANA)
) ss.
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me on this 30 day of June, 2021, by Theresa Paras

WITNESS NAME

Margaret Mary Leitelt

NOTARY PUBLIC

My Commission Expires: 11/1/24
My County of Residence: Lake

"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: *MGL*

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

LINCOLN GARDENS 12TH SUB. LOT 458

and more commonly known as 3288 W 74th Lane, Merrillville, Indiana 46410.

TAX PARCEL NUMBER: 45-12-18-431-008.000-030

Property of Lake County Recorder