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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-045195
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 5124 Cardinal Court, Scherverville, Indiana 46375.

Assessor's Parcel Number: 45-11-13-426-006.000-036

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

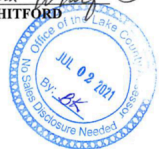
Migdalia Garcia-Whitford
MIGDALIA GARCIA-WHITFORD

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

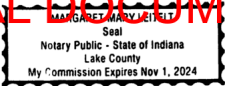
JUL 02 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
cash
TB



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 Woodhollow, Sellersville,
ADDRESS IN 46375

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: *MM*

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

FOXWOOD-ESTATES UNIT 4 LOT 243

and more commonly known as 5124 Cardinal Court, Schererville, Indiana 46375.

TAX PARCEL NUMBER: 45-11-13-426-006.000-036

Property of Lake County Recorder