

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-058143

8:32 AM 2021 Sep 8

21202841M112E

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that RINGO LEUNG, a married man, joined by his spouse, VALEREE LEUNG (herein, "Grantor"), whose address is 1629 Thistle Lane, Munster, IN 46321, quitclaims to RINGO LEUNG and VALEREE LEUNG, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1629 Thistle Lane, Munster, IN 46321, 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: 1629 Thistle Lane, Munster, IN 46321

Parcel Number: 45-07-32-155-011 000-027

IN WITNESS WHEREOF, Grantor has executed this deed this 06 day of AUG., 2021

[SIGNATURES ON FOLLOWING PAGE(S)]

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 07 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Zero Consideration
Exempt Transfer



25 cc
PK 727329
PK CH 728303
E

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GRANTOR:

Ringo Leung

RINGO LEUNG

STATE OF IN
COUNTY OF LAKE

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

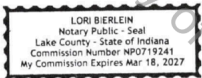
Witness my hand and official seal this 06 day of Aug, 2021.

[Affix Notary Seal]

Notary Signature: *[Signature]*

Printed name: LORI BIERLEIN

My commission expires: 03-18-2027



GRANTOR:

Valeree Leung

VALEREE LEUNG

STATE OF IN
COUNTY OF LAKE

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

Witness my hand and official seal this 06 day of Aug, 2021.

[Affix Notary Seal]

Notary Signature: *[Signature]*

Printed name: LORI BIERLEIN

My commission expires: 03-18-2027

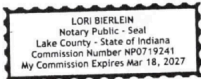
When Recorded Return To:

RINGO LEUNG
VALEREE LEUNG
1629 THISTLE LANE
MUNSTER, IN 46321

This Instrument Prepared By:

ANGELA D. COE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654



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This instrument was prepared by Angela D. Coe, 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 (Angela D. Coe, Esq.).

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

RINGO LEUNG
VALEREE LEUNG
1629 THISTLE LANE
MUNSTER, IN 46321

THE MAILING ADDRESS OF THE GRANTEE IS:

RINGO LEUNG
VALEREE LEUNG
1629 THISTLE LANE
MUNSTER, IN 46321

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA:

LOT 36 IN MEADOWS OF ST. GEORGE SUBDIVISION, UNIT TWO, AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 43, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN LAKE COUNTY AS DOCUMENT 2014-049119.

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.