

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
2021-071046  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2:09 PM 2021 Dec 9

Mail Tax Bills To Grantee:  
Kelsey A. Guadarrama  
8490 Merrillville Road  
Merrillville, IN 46410

Parcel ID: 45-12-21-451-005.000-030

## QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Grantor, DEBORAH SAJDERA, of Lake County, State of Indiana, as a gift and for no consideration, QUITCLAIMS to KELSEY A. GUADARRAMA, Grantee, of Lake County, State of Indiana, all of her interest in the following described real property situated in Lake County, Indiana:

\*See Attached "Exhibit A"

More Commonly known as: 8490 Merrillville Road, Merrillville, IN 46410 – (North Parcel)  
Parcel ID: 45-12-21-451-005.000-030

Dated: December 8, 2021

Deborah Sajdera  
Deborah Sajdera

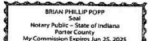
STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 8<sup>th</sup> day of December, 2021, personally appeared Deborah Sajdera and/or acknowledged the execution of the above instrument to be her voluntary act and deed, for the uses and purposes therein stated.

*IN WITNESS WHEREOF*, I have hereunto set my hand and official seal the day and year last above written.

My Commission Expires:  
June 25, 2025

Brian Phillip Popp  
Brian Phillip Popp, Notary Public  
County of Residence: Porter



DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

DEC 09 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every name of a person in this document, unless required by law."

Brian P. Popp

Brian P. Popp

Prepared by: Brian P. Popp, Laszlo & Popp, PC, 200 East 80<sup>th</sup> Place, Suite 200, Merrillville, IN 46410.  
Return to: Brian P. Popp, Laszlo & Popp, PC, 200 East 80<sup>th</sup> Place, Suite 200, Merrillville, IN 46410.



25 cc  
C# 13178  
KK

EXHIBIT "A"

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 51 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 202.73 FEET TO A POINT ON THE CENTER LINE OF MERRILLVILLE ROAD (BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE PLAT OF MESA RIDGE ADDITION AS SHOWN IN PLAT BOOK 96, PAGE 55 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA); THENCE NORTH 15 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 360.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 15 DEGREES 20 MINUTES 48 SECONDS EAST, 63.36 FEET TO THE INTERSECTION OF THE CENTER LINE OF SAID MERRILLVILLE ROAD WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST 84TH DRIVE AS SHOWN ON SAID PLAT OF MESA RIDGE; THENCE NORTH 72 DEGREES 01 MINUTES AND 41 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 336.33 FEET THE EAST LINE OF LOT 40 IN SAID PLAT OF MESA RIDGE; THENCE SOUTH 00 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF LOT 40, A DISTANCE OF 148.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 86 DEGREES 56 MINUTES 00 SECONDS EAST, 302.09 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE INTEREST IN MERRILLVILLE ROAD.

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This instrument was prepared at the request of the Grantee and is based solely on information supplied by Grantee and without examination of accuracy. This preparer assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided. No legal opinion has been rendered during the preparation of this Deed. The Parties accept this disclaimer by Owner's execution of this document.