

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 07 2021 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-541798
12/09/2021 11:05 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

34906047806
7705299-7927416

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that Paul Poparad and Mary Ann Poparad and Nathaniel Poparad, joint tenants, GRANTOR, of Lake County, in the State of IN, whose mailing address is 1013 Freedom Circle North, Crown Point, IN 46307 (Paul Poparad and Mary Ann Poparad) and of Lake County, in the State of IN, whose mailing address is, 1637 Truchard Court, Crown Point, IN 46307 (Nathaniel Poparad) quitclaim(s) to Nathaniel Poparad, a single person and Ngonga Nancy Kaoma, a single person, GRANTEE, of Lake County, in the State of IN, whose mailing address is 1637 Truchard Court, Crown Point, IN 46307, for the sum of No Consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, and State of Indiana:

LOT 128, IN BLOCK 2, IN WHITE HAWK COUNTRY CLUB - PHASE 3, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK, 84, PAGE 100, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

MORE commonly known as: 1637 Truchard Court, Crown Point, IN 46307
Assessor's Parcel Number: 45123142600500029
Prior Recorded Doc. Ref.: Deed: Recorded November 26, 2020; Doc. No. 2020-086745

SUBJECT TO any and all Easements, Agreements, and Restrictions of record

An Indiana Sales Disclosure Form is not required for this Deed due to this being a gift transfer.

When the context requires, singular nouns and pronouns, include the plural.

PRO

71705299QDXXV010104



No Sales Disclosure Needed
Dec 07 2021
By: MH
Office of the Lake County Assessor

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(Attached to and becoming a part of Quitclaim Deed dated 11-30-21 between Paul Poparad and Mary Ann Poparad and Nathaniel Poparad, joint tenants, as Seller(s) and Nathaniel Poparad, a single person and Ngonga Nancy Kaoma, a single person, as Purchaser(s).)

IN WITNESS whereof, Grantor has executed this deed this 30 day of November, 2021

Paul Poparad
Paul Poparad

CONSTANCE HICKS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727854
My Commission Expires Jul 21, 2028

ACKNOWLEDGMENT

STATE OF Indiana
COUNTY OF Lake ss

Before me, a Notary Public in and for said County and State, personally appeared Paul Poparad who acknowledged the execution of the foregoing Quitclaim Deed this 30 day of November, 2021.

Constance Hicks
Notary Public (Signature)
Constance Hicks
Notary Public (Printed Name)

CONSTANCE HICKS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727854
My Commission Expires Jul 21, 2028

My Commission Expires: July 21, 2028
County of Residence: Lake

After Recording Return To:
Nathaniel Poparad, et al
1637 Truchard Court
Crown Point, IN 46307

Send Subsequent Tax Bills To:
Nathaniel Poparad, et al
1637 Truchard Court
Crown Point, IN 46307

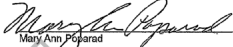
This instrument was prepared by:
Jynell D. Berkshire, Esq.
1320 E. Vermont Street
Indianapolis, IN 46202
(317) 434-3000

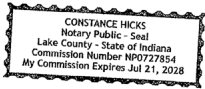
This instrument prepared by Jynell D. Berkshire, Attorney at Law, BERKSHIRE LAW LLC, 1320 E. Vermont Street, Indianapolis, IN 46202, (317) 434-3000, at the specific request of the party or parties and based solely on information supplied without examination of title. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The party or parties hereto accept this DISCLAIMER by execution and acceptance.

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. Jynell D. Berkshire.

Attached to and becoming a part of Quitclaim Deed dated 11-30-21 between Paul Poparad and Mary Ann Poparad and Nathaniel Poparad, joint tenants, as Seller(s) and Nathaniel Poparad, a single person and Ngonga Nancy Kaomia, a single person, as Purchaser(s),

IN WITNESS whereof, Grantor has executed this deed this 30 day of November, 2021


Mary Ann Poparad



ACKNOWLEDGMENT

STATE OF Indiana)
COUNTY OF Lake) ss

Before me, a Notary Public in and for said County and State, personally appeared Mary Ann Poparad who acknowledged the execution of the foregoing Quitclaim Deed this 30 day of November, 2021




Notary Public (Signature)
Constance Hicks
Notary Public (Printed Name)

My Commission Expires: July 21, 2028
County of Residence: Lake

After Recording Return To:
Nathaniel Poparad, et al
1637 Truchard Court
Crown Point, IN 46307

Send Subsequent Tax Bills To:
Nathaniel Poparad, et al
1637 Truchard Court
Crown Point, IN 46307

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Indianapolis, IN 46202
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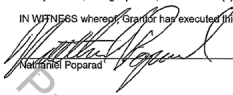
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IN WITNESS whereof, Grantor has executed this deed this 30 day of November, 2021


Nathaniel Poparad

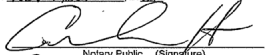
CONSTANCE HICKS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727854
My Commission Expires Jul 21, 2028

ACKNOWLEDGMENT

STATE OF Indiana)
COUNTY OF Lake) ss

Before me, a Notary Public in and for said County and State, personally Nathaniel Poparad who acknowledged the execution of the foregoing Quitclaim Deed this 30 day of November, 2021

CONSTANCE HICKS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727854
My Commission Expires Jul 21, 2028


Notary Public (Signature)
Constance Hicks
Notary Public (Printed Name)

My Commission Expires: July 21, 2028
County of Residence: Lake

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Crown Point, IN 46307

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1320 E. Vermont Street
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NOT AN OFFICIAL DOCUMENT

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 451231426005000029

Land situated in the City of Crown Point in the County of Lake in the State of IN

LOT 128, IN BLOCK 2, IN WHITE HAWK COUNTRY CLUB - PHASE 3, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK, 84, PAGE 100, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1637 Truchard Ct, Crown Point, IN 46307-2672

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.