

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-541869
12/09/2021 01:17 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

File Number: ORG-249366

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-08-34-380-006.000-004

QUITCLAIM DEED

Fred Lovelace who acquired title as Fred O. Lovelace, hereinafter grantor, whose tax-mailing address is 510 East 52nd Avenue, Merrillville, IN 46410, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and quitclaims to Fred Lovelace and Sharon Lovelace, husband and wife, hereinafter grantee, whose tax mailing address is 510 East 52nd Avenue, Merrillville, IN 46410, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Gary, County of Lake, State of IN, and is described as follows: Lot 6, Block C, Meadowland Manor, Unit No. 1, in the City of Gary, as shown in Plat Book 31, Page 91, in Lake County, Indiana. Excepting therefrom that portion of land conveyed to the Lake County Park and Recreation Board by Deed Recorded 09/10/99, as Instrument No. 99075031 of Official Records. APN: 45-08-34-380-006.000-004 Being the same premises conveyed from Walter Gaboian and Virginia Gaboian, husband and wife to Fred O Lovelace in a deed dated 11/13/1995 and recorded date 11/16/1995 in Instrument Number 95070462 of the official records.
Property Address is: 510 East 52nd Avenue, Merrillville, IN 46410

Prior instrument reference: 95070462

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

No Sales Disclosure Needed
Dec 08 2021
By: MH
Office of the Lake County Assessor

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Property of Lake County Recorder

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IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of NOV, 2021:

Fred Lovelace
Fred Lovelace

EXECUTED AND DELIVERED in my presence:

Witness: _____

STATE OF IN)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared **Fred Lovelace** who acknowledged the execution of the foregoing instrument.
Witness my hand and Notarial Seal this 10 day of Nov, 2021.
[Signature] [Notary Public's Signature]

Katie Banske [Notary Public's Printed Name]

Notary Public's commission number 693928



Seal
commission county of residence or employment Lake
commission expiration date 02/01/25

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.

Jay A. Rosenberg
By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.