

NOT AN OFFICIAL DOCUMENT

FILED

Dec 23 2021 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-544551
12/28/2021 01:56 PM
TOTAL FEES: 25.00
BY: KK
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Scrivener's Affidavit

Comes now Jose C Sandoval, and after being duly sworn upon his oath states as follows:

1. He is an attorney licensed to practice law in the State of Indiana with attorney ID # 35352-45.
2. Through his supervision and direction a Quitclaim Deed was prepared from Preferred Homes to TMS Development LLC conveying the following described real estate in Lake County, Indiana to Wit:

LEGAL DESCRIPTION: THAT PART OF BLOCK 8, PLAT OF THE SUBDIVISION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 36 NORTH RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, MILLER STATION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 1, PAGE 11, AND PLAT BOOK 5, PAGE 45, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID SECTION 6, WHICH IS 214.3 FEET NORTH OF THE POINT WHERE THE EAST LINE OF SAID SECTION 6 INTERSECTS THE NORTH LINE OF THE RIGHT OF WAY OF THE BALTIMORE & OHIO RAILROAD COMPANY; THENCE NORTH ALONG SAID EAST LINE OF SAID SECTION 6, A DISTANCE OF 52.5 FEET; THENCE IN A WESTERLY DIRECTION AND AT RIGHT ANGLES TO THE EAST LINE OF HANNAH STREET, A DISTANCE OF 141.2 FEET, MORE OR LESS, OF THE EAST LINE OF HANNAH STREET, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF HANNAH STREET, A DISTANCE OF 40 FEET; THENCE IN AN EASTERLY DIRECTION AND AT A RIGHT ANGLES TO SAID EAST LINE OF HANNAH STREET, A DISTANCE OF 126.2 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 6, AT THE POINT OF BEGINNING, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, EXCEPTING THE NORTH 5 FEET OF THE ABOVE CAPTIONED REAL ESTATE.

Parcel Number: 45-09-06-433-006-000-004

Commonly known as: 627 South Huntington Street, Gary, IN 46403

said Quitclaim Deed dated September 22, 2021 And recorded November 08, 2021, As Document Number 2021-537022 in the office of the Recorder of Lake County, Indiana.

3. That due to a scrivener's error, the legal description in the warranty deed described incorrectly read as follow:

Legal Description: W.A. EWING'S SUBDIVISION MILLER STATION, PART BLOCK 8, BEGINNING 214.3 FEET NORTH OF SOUTHEAST CORNER 47 X 139.7X45X126.2 FEET, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

4. The the parties intention was to convey the property from Preferred Homes, LLC to TMS Development LLC.
5. That this affidavit is being made so that the Lake County recorder may show the correct legal description in their records.

Affiant Further sayeth not.

Jose C. Sandoval

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO OBTAIN EACH SOCIAL SECURITY NUMBER ON THIS DOCUMENT, UNLESS REQUIRED BY LAW.
Mary Kalesse

Before me, a Notary Public in and for said County and State, this 10th day of December 2021, personally appeared Jose C Sandoval, after being duly sworn upon oath acknowledges that the facts contained in the foregoing instrument are true.

WITNESS My hand and Notarial Seal this 10th day of December, 2021.

MY COMMISSION EXPIRES:

3/28/2024

Notary Public
A Resident of Porter County

This Instrument Prepared By: Jose C. Sandoval, Attorney at Law
2929 Jewett Ave, Highland IN 46322 219-393-0606.

