

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501157
01/07/2022 12:42 PM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:
Blend Title Agency
415 Kearny
San Francisco, CA 94108
File No. 105929

Address of Grantee:
Mail Tax Statements to:
Marshall Kaczmark
Terri Llanes
17162 Paul Revere Parkway
Lowell, IN 46356

Parcel ID No.: 45-19-15-476-008.000-038

QUITCLAIM DEED

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

THIS DEED made and entered into on this 5 day of January, 2022, by and between **Terri Llanes**, whose address is 17162 Paul Revere Parkway, Lowell, IN 46356, hereinafter referred to as Grantor(s) and **Marshall Kaczmark, a single person and Terri Llanes, Trustee of The Revocable Trust of Terri Llanes Dated February 27, 2013**, whose address is 17162 Paul Revere Parkway, Lowell, IN 46356, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Zero Dollars (\$0.00), does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 17162 Paul Revere Parkway, Lowell, IN 46356

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

No Sales Disclosure Needed
Jan 06 2022
By: FGR
Office of the Lake County Assessor

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Terri Llanes

Llanes

Terri

STATE OF Indiana
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Terri Llanes, as Trustee of the Revocable Trust of Terri Llanes dated February 27, 2013, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 3rd day of January, 2022.

Lolita L. Ransom

Notary Public
Printed Name: Lolita L. Ransom

My Commission Expires: 6/10/2028

A Resident of Lake County, State of Indiana



No title exam performed by the preparer. Legal description and party's names provided by the party.

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PROOF NOTARIAL CERTIFICATE:

State of Indiana)
County of Lake) SS

EXECUTED AND DELIVERED in my presence:

[Signature]

Witness Signature

Eric Robinson

Witness Name

Before me, a Notary Public in and for said County and State, this 3rd day of Jan, 2022, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Terri Lumb to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Terri Lumb execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY SEAL:



[Signature]
Notary Public

Print Name: Lolita L. Ransom

County of Residence: Lake

My commission expires: 6/10/2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:

Ryan P. Worden, Esq.
1111 E 54th Street, Suite 120
Indianapolis, IN 46220
716-634-3405

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.

Ryan P. Worden, Esq.

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EXHIBIT A
LEGAL DESCRIPTION

Lot 93 in Heritage Falls Subdivision Phase 1, an Addition to the Town of Lowell, as per plat thereof, recorded in Plat Book 102 page 34, in the Office of the Recorder of Lake County, Indiana.

Parcel ID Number: 45-19-15-476-008.000-038

Property commonly known as: 17162 Paul Revere Parkway, Lowell, IN 46356

Property of Lake County Recorder