

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 14 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-502651
01/14/2022 03:18 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

MAIL TAX BILLS TO:
REZPROP, LLC
11100 BROADWAY
CROWN POINT, IN 46307

QUIT-CLAIM DEED

This indenture witnesseth that **Dominic Pitzel and Jennifer Spencer, as Trustees under the provisions of a Trust Agreement dated the 5th day of February, 1999**, of Lake County, State of Indiana, release and quit-claim to **REZPROP, LLC, an Indiana limited liability company, whose address is 11100 Broadway, Crown Point, IN 46307**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate in Lake County in the State of Indiana, to wit:

That part of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian lying South of the Southerly right-of-way line of the Chicago and Erie Railroad Company more particularly described as follows: Commencing at the intersection of the Southerly right-of-way line of the Chicago and Erie Railroad Company and the East line of the Northwest Quarter of said Section 11, thence North 71 degrees 10 minutes 51 seconds West (assumed basis of bearing) along said Southerly right-of-way line a distance of 872.09 feet to Railroad Rail at the Northeast corner of Vernon J. and Irene C. Bollman as described in Book 1118, page 31 in Recorder's Office of Lake County, Indiana; thence continuing North 71 degrees 10 minutes 51 seconds West along said Southerly right-of-way line a distance of 182.44 feet to the POINT OF BEGINNING; thence North 71 degrees 10 minutes 50 seconds West, a distance of 494.20 feet to a found iron pin; thence South 0 degrees 23 minutes 01 second West, a distance of 734.15 feet to a found iron pin; thence continuing South 0 degrees 23 minutes 01 second West, a distance of 27.36 feet to the South line of said Northwest Quarter; thence along the South line of said Northwest Quarter South 90 degrees 00 minutes 00 seconds East, a distance of 353.34 feet; thence North 11 degrees 13 minutes 48 seconds East, a distance of 613.82 feet to the POINT OF BEGINNING, containing 6.54 acres more or less, in Lake County, Indiana.

Parcel No.: 45-16-11-176-001.000-042

Commonly known as 2104 E. 113th Avenue, Crown Point, IN 46307

Subject To: All unpaid real estate taxes and assessments for 2021 payable in 2022, and for all real estate taxes and assessments for all subsequent years.

Subject To: All covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The mailing address to which tax statements should be mailed under I.C. 6-1.1-22-8.1 is 11100 Broadway, Crown Point, IN 46307. The mailing address of the Grantee is 11100 Broadway, Crown Point, IN 46307.

No Sales Disclosure Needed

Jan 14 2022

By: FGR

Office of the Lake County Assessor

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Dated this 11 day of January, 2022

Dominic Pitzel
DOMINIC PITZEL, Trustee

Jennifer Spencer
JENNIFER SPENCER, Trustee

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 11 day of January, 2022, **DOMINIC PITZEL and JENNIFER SPENCER, as trustees**, acknowledged the execution of the foregoing Quit Claim Deed as his voluntary act for the purposes stated therein.

11 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this day of January, 2022.

Whitney Trapani
Notary Public

My Commission Expires:
County of Residence: Lake

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. (Jared R. Tauber, Esq.)

This Instrument Prepared by:
Jared R. Tauber, Esq.
Tauber Law Offices
1415 Eagle Ridge Drive
Scherverville, IN 46375
(219) 865-6666



County of Lake Recorder