

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 16 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-511248
03/16/2022 10:47 AM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:

Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. IT211262981

Address of Grantee:

Mail Tax Statements to:

William P. Carellas
Mary Beth Carellas
1031 Freedom Circle North
Crown Point, IN 46307

Parcel ID No.: 45-12-31-252-001-000-029

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 3 day of March, 2022, by and between **Mary Beth Carellas**, whose address is 1031 Freedom Circle North, Crown Point, IN 46307, hereinafter referred to as Grantor(s) and **William P. Carellas and Mary Beth Carellas, husband and wife, as joint tenants with the right of survivorship**, whose address is 1031 Freedom Circle North, Crown Point, IN 46307, 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: 1031 Freedom Circle North, Crown Point, IN 46307

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
Mar 16 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.

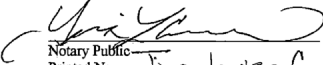


Mary Beth Carellas

STATE OF Indiana
COUNTY OF Lake

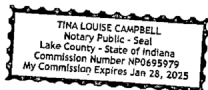
Before me, the undersigned, a Notary Public in and for said County and State personally appeared Mary Beth Carellas, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

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



Notary Public
Printed Name: Tina Louise Campbell
My Commission Expires: Jan 28, 2025
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

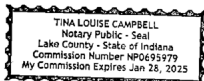
EXECUTED AND DELIVERED in my presence:

Witness Signature

Witness Name

Before me, a Notary Public in and for said County and State, this 3rd day of March, 20 22, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Mary Beth Carellas to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said _____ execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY SEAL:



Tina Louise Campbell
Notary Public
Print Name: Tina Louise Campbell
County of Residence: Lake
My commission expires: Jan. 28, 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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 67.50 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF LOT 183, IN SILVER HAWK PHASE TWO AND AMENDED BY AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 26, 2002 AS DOCUMENT 2002 119558, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 92, PAGE 42, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME WHICH RICHARD M. TEIBEL, INDIVIDUALLY AND AS CO-TRUSTEE OF THE RICHARD M. TEIBEL LIVING TRUST DATED NOVEMBER 6, 2008, AND BRAD TEIBEL, CO-TRUSTEE OF THE RICHARD M. TEIBEL LIVING TRUST DATED NOVEMBER 6, 2008, HAVING FULL POWER AND AUTHORITY TO EXECUTE THIS DOCUMENT, IN ACCORDANCE WITH AND PURSUANT TO THE TERMS AND PROVISIONS OF THE RICHARD M. TEIBEL LIVING TRUST DATED NOVEMBER 6, 2008 BY DEED DATED JUNE 22, 2018 AND RECORDED JULY 18, 2018 IN THE COUNTY OF LAKE, STATE OF IN IN 2018 044698 CONVEYED UNTO MARY BETH CARELLAS.

PARCEL ID NUMBER: 45-12-31-252-001.000-029

PROPERTY COMMONLY KNOWN AS: 1031 FREEDOM CIRCLE NORTH, CROWN POINT, IN 46307