

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2022-526611
06/29/2022 09:29 AM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Jun 28 2022 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

QUITCLAIM DEED

File No.: CTNW2203202A
CT Schererville LLC

THIS INDENTURE WITNESSETH, That Gaurav Pahwa (Grantor) QUITCLAIMS to Gaurav Pahwa Trustee of THE PAHWA FAMILY TRUST, dated September 14, 2018 (Grantee) for no consideration, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 2624 Jewett Ave, Highland, IN 46322. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed this 27 day of June, 2022.

GRANTOR:


Gaurav Pahwa

State of Indiana


County of Lake

California
Los Angeles

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Gaurav Pahwa, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of June, 2022

Signature: 
Printed: DENA PHILLIPS FARLING
Resident of: _____ County
State of: CA
My Commission expires: Dec 13 2022

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC



Grantee's Address and Tax Billing Address: 2624 Jewett Ave - 5242 W. 119th St, Highland, IN 46322 Inglewood, CA 90304-1036

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: Dena Phillips Farling.

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

CTNW2203202

No Sales Disclosure Needed
Jun 28 2022
By: JAG
Office of the Lake County Assessor

CHICAGO TITLE INSURANCE COMPANY

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-07-21-377-006.000-026 and 45-07-21-377-007.000-026

PARCEL 1:

THE EAST 50 FEET OF LOT 5, AND THAT PART OF THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 5, IN SUBDIVISION OF BLOCK 4, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

A PORTION OF LOTS 6, 7, 8 AND 9 INCLUSIVE AND LOT 10, EXCEPT THE EAST 10 FEET THEREOF; AND THE NORTH 20 FEET OF LOT 5, INCLUDING THE EAST HALF OF THE VACATED NORTH AND SOUTH 20 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOT 6, AND THAT PART OF THE WEST HALF OF SAID VACATED ALLEY LYING EAST OF THE NORTH 20 FEET OF LOT 5, SUBDIVISION OF BLOCK 4, TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 6, PAGE 4, IN LAKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 OF BLOCK 4 IN THE SUBDIVISION OF BLOCK 4 IN THE TOWN OF HIGHLAND, INDIANA, THE SAME BEING A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT THEREOF IN LAKE COUNTY, INDIANA RECORDER'S PLAT BOOK 6 AT PAGE 4; THENCE WESTERLY ON AND UPON THE SOUTHERLY LINES OF LOTS 10, 9, 8, 7 AND 6 OF THE SAME BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHERLY ON AND UPON THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 104.20 FEET TO A LINE PARALLEL TO AND 50.00 FEET SOUTHERLY FROM THE CENTERLINE OF THE PAVEMENT OF RIDGE ROAD AS LOCATED IN 1972; THENCE SOUTHEASTERLY AND EASTERLY ON AND UPON SAID PARALLEL LINE, SAID PARALLEL LINE BEING A PORTION OF A CIRCULAR CURVE HAVING A RADIUS OF 1959.86 FEET AND BEING A CONVEX TO THE SOUTH, A DISTANCE OF 283.19 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10 OF SAID BLOCK 4 WHICH IS 32.57 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTHERLY ON AND UPON SAID EASTERLY LINE OF LOT 10 A DISTANCE OF 32.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, THE SAME BEING THE PLACE OF COMMENCEMENT;

ALSO: THAT PORTION OF THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND IMMEDIATELY ADJACENT TO LOT 6 OF THE SAME BLOCK 4 WHICH IS ADJACENT TO THE PORTION OF LOT 5 PREVIOUSLY DESCRIBED, THE SAME BEING THE SOUTH 104.20 FEET OF THE EAST HALF OF SAID VACATED ALLEY;

EXCEPT: THE EAST 10 FEET OF EVEN WIDTH OF LOT 10;

SUBJECT TO: AN EASEMENT FOR UTILITY PURPOSES, SAID EASEMENT BEING 10 FEET OF EVEN WIDTH OFF THE ENTIRE NORTHERLY SIDE OF THE HEREIN DESCRIBED TRACT; WHICH REAL ESTATE IS LOCATED IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.