NOT AN OFFICIAL DOCUME

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> Aug 18 2022 LM JOHN F PETALAS

2022-534124 08/18/2022 02:28 PM TOTAL FEES: 25.00 BY: JAS PG #: 3

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

LAKE COUNTY AUDITOR

Commitment Number: 29959907 Seller's Loan Number: 7015741750

After Recording Return To: ServiceLink 1355 Cherrington Parkway Moon Township, PA 15108

Prior instrument reference:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 45-12-18-429-002,000-030

OUITCLAIM DEED

TN. 46410

Serfin Antonio Delgado, (whose mailing address is 3067 to 74th Cz. Merrillville,) and Claudia E. Araiza- Delgado, (whose mailing address is 3267 W 74th Ct., Merrillville, IN 46410), who were formerly a married couple but are now divorced as per Case No.: 45D03-1808-DC-00390-A VD STATE OF INDIANA COUNTY OF LAKE CIVIL DIVISION, 6/21/20, and are both now unmarried persons, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaim to Claudia E. Araiza- Delgado, unmarried, hereinafter grantee, whose tax mailing address is 3267 W 74th Ct., Merrillville, IN 46410, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 486 IN LINCOLN GARDENS TWELFTH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42 PAGE 98, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. COMMONLY KNOWN AS: 3267 W 74TH CT, MERRILLVILLE, IN 46410

Property Address is: 3267 W 74th Ct., Merrillville, IN 46410

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

70-
IN WITNESS WHEREOF, Grantor has executed this deed this day of
Seel antonio
Serfin Antonio Delgado
OMBINITION OF THE PROPERTY OF
EXECUTED AND DELIVERED in my presence:
Witness: Richards Nearly Witness: Michael Nearly Witne
STATE OF
COUNTY OF LAKE)
Before me, a Notary Public in and for said County and State, personally appeared Serfin Antonio Delgado who acknowledged the execution of the foregoing instrument. Witness by hand and Notarial Seal this 24 day of JUNE 20 22
[Notary Public's Signature] Benose Manley [Notary Public's Printed Name]
Notary Public's commission number MPD 78.0902
Seal commission county of residence or employment

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Witness:	
STATE OF Indiana) SS:	
Before me, a Notary Public in and for said County and State, pers Araiza- Delgado who acknowledged the execution of the foregoing Witness my hand and Notarial Seal this 15 day of 15 day.	
Notary Public's commission number NOOTOTHOS	TINA M. SWITZER Notary Public - Seal Lake County - State of Indiana Commission Number NP0727408 My Commission Expires Jun 17, 2028
Seal commission county of residence or employment of commission expiration date 101712028	

By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.