

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-546826  
11/22/2022 11:58 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**AFTER RECORDING RETURN TO:**

Pearl Law Offices, LLC  
9393 Olde Eight Road  
Northfield, OH 44067  
File No. FS221080039

Mail Tax Statements to:  
Vanco Vraniskoski, and Daniela Vraniskoski  
12420 Tippecanoe Place  
Crown Point, IN 46307

Parcel ID No.: 45-17-16-379-020.000-044

## 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 15 day of NOVEMBER, 2022, by and between **Vanco Vraniskoski**, residing at 12420 Tippecanoe Place, Crown Point, IN 46307, hereinafter referred to as Grantor(s) **Vanco Vraniskoski and Daniela Vraniskoski, a married couple, as joint tenants with right of survivorship**, residing at 12420 Tippecanoe Place, 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: 12420 Tippecanoe Place, Crown Point, IN 46307

Prior instrument reference: 2005-043540, Recorded: 05/27/2005

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  
Nov 22 2022  
By: FGR  
Office of the Lake County Assessor

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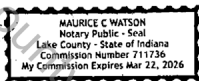
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Vanco Vraniskoski  
Vanco Vraniskoski

State of Indiana  
County of Lake

This record was acknowledged before me on 15<sup>th</sup> day of November, 2022 by Vanco Vraniskoski.

Maurice C Watson (Seal)  
Notary Public Signature  
Commissioned in Lake County



Prepared by:  
Ryan P. Worden, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

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 FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF LAKE, STATE OF INDIANA,  
TO-WIT:

LOT 19, STONY RUN ESTATES PHASE TWO UNIT 1 RECORDED IN PLAT BOOK 86 PAGE 12  
LAKE COUNTY, INDIANA.

BEING THE SAME WHICH LAWRENCE A. FALLON AND CHRISTINE FALLON HUSBAND  
AND WIFE BY DEED DATED MAY 19, 2005 AND RECORDED MAY 27, 2005 IN THE COUNTY  
OF LAKE , STATE OF IN IN 2005043540 CONVEYED UNTO VANCO VRANISKOSKI

PARCEL ID NUMBER: 45-17-16-379-020.000-044

PROPERTY COMMONLY KNOWN AS: 12420 TIPPECANOE PLACE, CROWN POINT, IN 46307