## NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Jan 23 2023 GM PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR 2023-502144 01/23/2023 02:03 PM TOTAL FEES: 25.00 BY: JAS PG #: 3 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Commitment Number: 29934545

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

Lender: PennyMac Loan Services, LLC NMLS ID:35953 Loan Originator: Elizabeth Garcia NMLS ID: 1442435

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-11-17-231-002.000-036

## **QUITCLAIM DEED**

Matthew Ciara, unmarried, whose mailing address is 2440 W. 113th Street, Chicago, IL 60655, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to Kylie L. Korbel, unmarried, hereinafter grantee, whose tax mailing address is 1750 Circle North Dr, Schererville, IN 46375, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: PART OF LOT 3 IN RESUBDIVISION OF LOT 3 AND LOT 5, FOUNTAIN PARK, P.U.D., A PLANNED UNIT DEVELOPMENT IN THE TOWN OF SCHERERVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 3 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, 140.13 FEET TO THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 11.23 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE

No Sales Disclosure Needed Jan 23 2023 By: FGR Office of the Lake County Assessor

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OF SAID LOT, 20.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 112.36 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG SAD SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING. Assessor's Parcel No: 45-11-17-231-002.000-036

Property Address is: 1750 Circle North Dr, Schererville, IN 46375

Prior instrument reference: 2021-030179

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.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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IN WITNESS WHEREOF, Grantor has executed this deed this day of ago of	
12	
Matthew Ciara	
<i>A</i>	
EXECUTED AND DELIVERED in my presence:	
Witness:	
STATE OF Indian )	
COUNTY OF LAKE ) SS:	
Before me, a Notary Public in and for said County	and State, personally appeared Matthew
Ciara who acknowledged the execution of the forego	
	ay of Outober , 2022.
Ma C Woln [Notary Public's Si	-,
Maurice C Water [Notary Public's Pr	rinted Name]
Notary Public's commission number 711736	<u> </u>
Seal	$\sim$
commission county of residence or employment	ake Canta
commission expiration date 3-22-2026	90
Prepared by:	Janes Lander
Ryan P. Worden, Esq.	MAURICE C WATSON Notary Public - Seal
8940 Main Street	Lake County - State of Indiana Commission Number 711736
Clarence, NY 14031	My Commission Expires Mar 22, 2026

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.

866-333-3081