

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-502224
01/23/2023 03:19 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FIELD FOR RECORD
GINA PIMENTEL
RECORDER

When Recorded Return to:

Hoppinkatz LLC
530 Duff Drive
Winter Garden FL 34787

Prepared By:

Michael Trinsee
Hoppinkatz LLC
530 Duff Drive
Winter Garden FL 34787

QUIT CLAIM DEED

Parcel ID: 45-07-09-132-024,000-023

This Quit Claim Deed executed by Hoppinkatz LLC of 530 Duff Drive, Winter Garden FL 34787 (Grantor/Seller) to MasterKey Investing LLC, of 530 Duff Drive, Winter Garden FL 34787 (Grantee/Buyer).

In consideration of the sum of \$1.00 and other good and valuable consideration, the receipt which is hereby acknowledged, the Grantor does hereby quitclaim, sell, remise, release and transfer unto the Grantee, all the right, title and interest and claim which the Grantor has in and to the following described parcel of land and improvements appurtenances thereto: COMMON ADDRESS 8642 Alexander Ave, Hammond IN 46323

LEGAL DESCRIPTION: See Exhibit (A)

Subject to easements, restrictions and reservations of record.

To have and to hold, the above quitclaimed premises, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed and delivered, effective December 13, 2021.

Signed, Sealed and Delivered in the presence of:

Grantor

(X) Michael Trinsee

Hoppinkatz LLC

By: Michael Trinsee, Manager

(X) Marilyn Flashman

Witness:

State FL County Orange

On Dec 13, 2021, before me, Nika Sosa, a notary public in and for said state of Florida, personally appeared ((Assignor_Signer_1_c)); ((Assignor_Signer_2_c)); who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged the execution of same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the he/she acted, executed the instrument.

Witness my hand and official seal

Nika Sosa
My Commission expires 9/27/2025

NOTARY PUBLIC



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

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LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF LAKE, STATE OF INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 6, BLOCK 5, MIDWAY GARDENS, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6624 ALEXANDER AVENUE, HAMMOND, IN 46323

PARCEL #: 45-07-09-132-024.000-023

Property of Lake County Recorder