

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 10 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-507231  
03/13/2023 09:25 AM  
TOTAL FEES: 25.00  
BY: DP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that RAMON CARRERA, a single man (herein, "Grantor"), whose address is 6905 Madison Ave., Hammond, IN 46324, quitclaims to NOEMI ASTORGA, ~~a unmarried woman~~ <sup>single woman</sup> (herein, "Grantee"), whose address is 6905 Madison Ave., Hammond, IN 46324, for no consideration, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 6905 Madison Ave., Hammond, IN 46324

Parcel Number: 45-06-12-430-001.000-023

IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of March, 2023.

[SIGNATURES ON FOLLOWING PAGE(S)]

1016253

Greater Indiana Title Company

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GRANTOR:

Ramon Carrera  
Ramon Carrera

STATE OF Indiana  
COUNTY OF Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ramon Carrera and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 16 day of March, 2023.



Notary Signature: [Signature]  
Printed name: TENSTROM  
My commission expires: 3-25-28

When Recorded Return To:

NOEMI ASTORGA  
6905 MADISON AVE.  
HAMMOND, IN 46324

This Instrument Prepared By:

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, Esq. 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 (Steven A. Williams, Esq.).

THE MAILING ADDRESS TO WHICH TAX STATEMENTS SHOULD BE MAILED UNDER IC 6-1.1-22-8.1 IS:

NOEMI ASTORGA  
6905 MADISON AVE.  
HAMMOND, IN 46324

THE MAILING ADDRESS OF THE GRANTEE IS:

NOEMI ASTORGA  
6905 MADISON AVE.  
HAMMOND, IN 46324

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## EXHIBIT A

[Legal Description]

Lots 29 and 30 in Block 21 in South Hammond Subdivision, in the City of Hammond, as per plat thereof recorded in Plat Book 2, Page 38, in the Office of the Recorder of Lake County, Indiana.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*