

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507353
03/13/2023 03:09 PM
TOTAL FEES: 25.00
BY: SP
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that the Grantor, **Christina Beth Sheaffer and Rachael Ann Sheaffer**, of the County of Lake and State of Indiana, Conveys and Quitclaims unto **Tammy L. Hopson, LLC** of Lake County, Indiana, the following described real estate to wit:

Legal Description: Lot 2 Of Dutch Acres To Lake County, Indiana, As Shown In Plat Book 74, Page 54 In The Office Of The Recorder Of Lake County, Indiana.

EXCEPTING THEREFROM A Part Of Lot 2 Described As Follows: Beginning At The Northwest Corner Of Said Lot; Thence South 89 Degrees 55 Minutes 23 Seconds East 127.00 Feet Along The South Boundary Of 45th Avenue, Which Line Is Parallel With The North Line Of The Northwest Quarter Of Section 31, Township 36 North Range 8 West To The Northeast Corner Of Said Lot And The Northeast Corner Of The Grantors' Land; Thence South 0 Degrees 03 Minutes 49 Seconds East 15.00 Feet Along The East Line Of Said Lot And The East Line Of The Grantors' Land Which Line Is Parallel With The West Line Of Said Quarter Section To The Point Designated "4080" On Said Plat; Thence North 89 Degrees 55 Minutes 23 Seconds West 127.00 Feet Parallel With Said North Line To The West Line Of Said Lot And The West Line Of The Grantors' Land; Thence North 0 Degrees 03 Minutes 49 Seconds West 15.00 Feet Along Said West Line To The South Boundary Of Said 45th Avenue And The Point Of Beginning And Containing 1905 Squares Feet More Or Less.

Parcel Number: 45-08-31-101-002.000.001

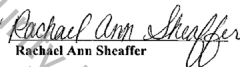
Commonly known as: 4505 West 45th Street, Gary, IN 46408

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities.
Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 27th day of February, 2023.

Signed, sealed and delivered in presence of:


Christina Beth Sheaffer


Rachael Ann Sheaffer

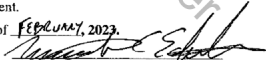
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

On February 27 2023, a Notary Public in and for said County and State, personally appeared **Christina Beth Sheaffer and Rachael Ann Sheaffer**, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, executed the instrument.

WITNESS my hand and notarial seal this 27 day of FEBRUARY, 2023.

MY COMMISSION EXPIRES:




Notary Public
A Resident of LAKE County

SEND TAX BILLS TO
Tammy L. Hopson
6116 W 29th Pl
Gary, IN 46406

TAFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REJECT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW.
2/27/2023

This Instrument Prepared By: Jose C. Sandoval, Attorney at Law 2929 Jewett Ave, Highland IN 46322 219-393-0606.
Our file No. 4505 W 45th St, Gary, IN 46408

No Sales Disclosure Needed
Mar 13 2023
By: FGR
Office of the Lake County Assessor