

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2023-509983  
04/05/2023 03:44 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Apr 05 2023 SLG

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That:

**Mary Jo Hedberg, as to her life estate interest**

(Grantors), of Lake County in the State of Indiana, CONVEYS AND QUIT CLAIMS to

**Mary Jo Hedberg, as Trustee under the provisions of a certain Trust Agreement dated August 7, 2019 known as the Mary Jo Hedberg Living Trust Agreement**

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in Lake County, Indiana:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Commonly known as: 557 Shannon Drive, Lowell, IN 46356  
Parcel No(s): 45-19-22-254-018.000-036

**PROPER TITLE, LLC**  
JHAT 23 8948912/1013

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantors have executed this Deed this <sup>14<sup>th</sup></sup> ~~8~~ day of <sup>mo</sup> ~~Feb~~ March, 2023.

Mary Jo Hedberg  
Mary Jo Hedberg

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 14 day of March, 2023, personally appeared Mary Jo Hedberg and acknowledged the execution of the foregoing deed.

In Witness whereof, I have hereunto subscribed my name and affixed my official seal

Michelle Pierce  
Notary Public, Resident of Lake County  
Printed Name: Michelle Pierce  
My Commission Expires: March 16, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Scherverville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Bylee Ruth Carter and Zack Edward Cory  
557 Shannon Drive  
Lowell, IN 46356

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**EXHIBIT A**  
Legal Description

LOT 58 IN THE RESUBDIVISION OF LOTS 55-58 AND 87 IN VILLAGE GREEN SUBDIVISION, PHASE 2, UNIT 1, AS SHOWN IN PLAT BOOK 104 PAGE 57, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 557 Shannon Drive, Lowell, IN 46356  
Parcel No(s): 45-19-22-254-018.000-038

Property of Lake County Recorder