

NOT AN OFFICIAL DOCUMENT

QUIT CLAIM DEED

2023-523417
07/21/2023 03:27 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

THE GRANTOR, **Britt Botterman**, a single person, of 7611 West 142nd Avenue, Cedar Lake, Indiana, 46303, CONVEYS and QUIT CLAIMS to GRANTEE, **Angel Tree Properties LLC**, of 1821 E. Rainbow Road, Crete, IL, 60417, all of his right title and interest in the following described Real Estate situated in the County of Lake, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Property Index Number: 45-15-35-104-005.000-043

Commonly known as: 7611 West 142nd Avenue, Cedar Lake, Indiana, 46303

In Witness Whereof, the Grantor/undersigned has hereunto set his hand and seal this 17th day of July, 2023.



Britt Botterman


No Sales Disclosure Needed
Jul 21 2023
By: LLM
Office of the Lake County Assessor

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STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Britt Botterman personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 17TH day of July, 2023.


Notary Public
My commission expires: 4-5-2029
Commission # 712189



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.
/s/ Stephen E. Vander Woude

This instrument was prepared by: Stephen E. Vander Woude; Lanting, Paarlberg & Associates, Ltd., 938 West US Highway 30, Schererville, IN, 46375

After recording return to:
Stephen E. Vander Woude
Lanting Paarlberg & Associates, Ltd.
938 W. US 30
Schererville, IN 46375

Send Subsequent Tax Bills to:
Angel Tree Properties LLC
1821 E. Rainbow Road
Crete, IL, 60417

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EXHIBIT A

Parcel #3 That part of Government Lot 1 Section 35, township 34 North, Range 9 West of the 2nd Principal Meridian, described as follows:

Beginning at a point 139 feet West of the Southwest corner of Lot 30 in Wilson's Cedar Lake Subdivision, as recorded in Plat Book 14, page 24; thence South 33 feet thence West 243 feet, more or less, to the Meander line of Cedar Lake; thence Northerly along the waters of said Lake to a point 33 feet North by right angles; thence East 243 feet, more or less to the point of beginning. Also, the Use of a 10 foot easement, adjoining the tract herein described on the Northerly side thereof, said easement being described as follows: Beginning on the West line of Wilson Boulevard, 20 feet West of the Southwest corner of Lot 30, Wilson Cedar Lake Subdivision (Platted and of record); thence running West 143 feet, thence North 10 feet; thence East 143 feet; thence South 10 feet to the Place of beginning.

County of Lake County Recorder