

20 3--21601
09 11 2023 1:59 PM
TOTAL FEE: 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

BY: LAK
PG #: 5
RECORDED AS PRESENTED

Lake County, Indiana Tax Parcel Number:
45-06-24-401-013.000-027

Return recorded document to:
JS Title and Escrow LLC
200 E. Big Beaver Road
Troy, MI 48083

Order number:
2023-904

QUIT-CLAIM DEED

THIS INDENTURE IS TO WITNESS that Grantor **HOA LE** and **CHRISTOPHER DUIGNAN**, wife and husband, whose address is 8624 Garfield Avenue, Munster, IN 46321, **Releases and Quit-Claims** to Grantees **CHRISTOPHER DUIGNAN**, a married man, whose address is 8624 Garfield Avenue, Munster, IN 46321, for no consideration, the following described real estate in Lake County, Indiana:

LOT 15 IN BLOCK 3 IN MUNSTER MANOR ADDITION, TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 46 PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING the same property conveyed to HOA LE and CHRISTOPHER DUIGNAN, wife and husband, as tenants by the entirety, by Warranty Deed from SEAN P. MEYERS and JOAN R. MEYERS, dated June 27, 2018 and recorded July 5, 2018 as Instrument Number 2018 041826.

Commonly known as: 8624 Garfield Avenue, Munster, IN 46321

APN: 45-06-24-401-013.000-027

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.



PCLPRE-2023-904DQTC01010103

NOT AN OFFICIAL DOCUMENT

This Quit-Claim Deed has been signed and sealed by Grantor this 1 day of July, 2022.

HOA LE

CHRISTOPHER DUGNAN

Grantor

624 Garfield Avenue, Munster, IN 46321

Address

STATE OF _____

) SS

COUNTY OF _____

Before me, a Notary Public in and for said County and State, this _____ day _____, 20____, personally appeared **HOA LE and CHRISTOPHER DUGNAN**, and acknowledged the free and voluntary execution of the above and foregoing instrument.

Witness my hand and notarial seal.

Signed: _____

Printed: _____, Notary Public

Residing in _____ County, _____

My Commission Expires: _____

This instrument prepared by David J. Tipton, Attorney at Law (# 2125-98), Bleecker Brodey & Andrews, 9247 N. Meridian Street, Suite 101, Indianapolis, IN 46260, (317) 574-0700, dtipton@bbanda.com. I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ David J. Tipton



NOT AN OFFICIAL DOCUMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

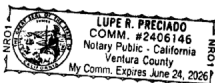
County of Los Angeles

On July 1, 2023 before me, Lupe R. Preciado, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Hoa Le

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit-Claim Deed

Document Date: July 1, 2023 Number of Pages: 4

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

NOT AN OFFICIAL DOCUMENT

This Quit-Claim Deed has been signed and sealed by Grantor this 01 day of July, 20 23.

HOA LE


CHRISTOPHER DUIGNAN

Grantor


624 Garfield Avenue, Munster, IN 46321
Address

STATE OF INDIANA)
COUNTY OF LAKE) SS

Before me, a Notary Public in and for said County and State, this 01 day of July, 20 23, personally appeared **HOA LE and CHRISTOPHER DUIGNAN**, and acknowledged the free and voluntary execution of the above and foregoing instrument.

Witness my hand and notarial seal.



Signed: 
Printed: Victoria Kemp, Notary Public
Residing in LAKE County, IN
My Commission Expires: 05/07/27

This instrument prepared by David J. Tipton, Attorney at Law (# 2125-98), Bleecker Brodey & Andrews, 9247 N. Meridian Street, Suite 101, Indianapolis, IN 46260, (317) 574-0700, dtipton@bbanda.com. I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ David J. Tipton



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The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is 8624 Garfield Avenue, Munster, IN 46321. The mailing address of the Grantee is 8624 Garfield Avenue, Munster, IN 46321.

Property of Lake County Recorder

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