

NOT AN OFFICIAL DOCUMENT

2
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

GINA PIMENTEL
RECORDER

2024-002644

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:04 AM 2024 Jan 28

JAN 26 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

PROPERTY NUMBER
45-07-09-407-019.000-023

MAIL TAX BILLS TO: Frank Bardoczi, Jr. a/k/a
Francis Bardoczi, Jr. &
Diane Bardoczi
7016 California Avenue
Hammond, IN 46323

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that FRANK BARDOCZI JR. a/k/a FRANCIS BARDOCZI, JR., GRANTOR, of Lake County in the State of INDIANA CONVEYS, RELEASES AND QUITCLAIMS to FRANK BARDOCZI JR. a/k/a FRANCIS BARDOCZI, JR. and DIANE BARDOCZI, Husband and Wife, in tenancy by the entirety, GRANTEES, of LAKE County in the State of INDIANA in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

COMMENCING AT A POINT 523.01 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN THE CITY OF HAMMOND, IN LAKE COUNTY, INDIANA, THENCE WEST 166.595 FEET; THENCE SOUTH 65.37 FEET; THENCE EAST 166.595 FEET; THENCE NORTH 65.37 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROADS, HIGHWAYS, STREETS, ALLEYS AND RIGHTS OF WAY. SUBJECT TO RAILROAD RIGHTS OF WAY, SWITCH AND SPUR TRACKS, IF ANY. SUBJECT TO FENCES, BOUNDRY LINES, EASEMENTS, AND ESTABLISHED DITCHES OR DRAINS. SUBJECT TO PIPE LINE GRANT DATED MAY 16, 1888 AND RECORDED JULY 17, 1888, IN MISCELLANEOUS RECORD 6, PAGE 368, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO PIPE LINE GRANT DATED JULY 1, 1891 AND RECORDED OCTOBER 10, 1891, IN MISCELLANEOUS RECORD 8, PAGE 584, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO CONFIRMATORY RESOLUTION NO. 1726 PASSED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF HAMMOND, RECORDED OCTOBER 13, 1928 IN MISCELLANEOUS RECORD 192, PAGE 186. SUBJECT TO ZONING ORDINANCE NO. 2928 AND AMENDMENTS THERETO, PREPARED BY THE HAMMOND CITY PLAN COMMISSION, FILED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, ON APRIL 14, 1958, AND ENTERED AS DOCUMENT NO. 95164.

Commonly known as: 7016 California Ave., Hammond, IN 46323

TAX KEY NO. 45-07-09-407-019.000-023



25
CML
CK

NOT AN OFFICIAL DOCUMENT

Dated this 29th day of December, 2023.

Frank Bardoczi Jr. a/k/a
Francis Bardoczi Jr.
FRANK BARDOCZI JR. a/k/a
FRANCIS BARDOCZI, JR.

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for said County and State, this 29th day of December, 2023 personally appeared: **Frank Bardoczi Jr. a/k/a Francis Bardoczi, Jr.** and acknowledged the execution of the foregoing quitclaim deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 10/1/2025
My County of Residence: _____
Leslie R. LaPointe
Notary Public



MAIL TO GRANTEE ADDRESS: 7016 California Avenue., Hammond, IN 46323

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/ Douglas K. Walker
Douglas K. Walker

This instrument prepared by Douglas K. Walker, 3235 - 45th Street, Highland, IN 46322, Attorney at Law Attorney No. 21418-45