

# NOT AN OFFICIAL DOCUMENT

FULLY ENTERED FOR TAXATION SUBJECT TO FINANCIAL ACCEPTANCE FOR TRANSFER

JAN 26 2024

GINA PIMENTEL  
RECORDER

2024-002664

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

9:39 AM 2024 Jan 26

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

### QUIT CLAIM DEED IN TRUST

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THIS INDENTURE WITNESSETH, that **BARBARA SABOTNIK**, a single woman, and **JOHN SABOTNIK and CORISSA SABOTNIK**, a married couple, (Grantors) of Lake County, in the State of Indiana, CONVEY AND QUIT CLAIM to **BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK**, not individually, but as Co-Trustees of the **BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK LIVING TRUST FOR REAL ESTATE**, dated January 15, 2024, One Hundred percent (100%) of the total undivided interest in the homestead property described hereafter, of which **BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK** are the Co-Trustees and primary beneficiaries, and unto each and every successor trustee(s) under said trust agreement, of 12350 Clark St., Crown Point, IN 46307 (Grantees) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**LOT 1 DEER VALLEY ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

**SUBJECT TO COVENANTS AND RESTRICTIONS, EASEMENTS AND BUILDING LINES AS CONTAINED IN THE PLAT OF SUBDIVISION AND AS CONTAINED IN ALL OTHER DOCUMENTS OF RECORD; AND REAL ESTATE TAXES AND ASSESSMENTS WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.**

**SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD. THE ADDRESS OF SUCH REAL ESTATE IS COMMONLY KNOWN AS 12350 Clark St., Crown Point, IN 46307**

Parcel Number: **45-15-13-476.012.000-041**  
Commonly known as: **12350 Clark St., Crown Point, IN 46307**

**THE BENEFICIARIES OF THE OF THE BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK LIVING TRUST FOR REAL ESTATE, dated January 15, 2024, ARE BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK WHO HAVE FULL RIGHTS OF POSSESSION AND OCCUPANCY RENT FREE.**

Tax bills should be sent to Grantees at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Deed this 15 day of January, 2024

GRANTOR:

Barbara A Sabotnik  
Signature

Printed name: **BARBARA SABOTNIK**

GRANTOR:

John M Sabotnik  
Signature

Printed name: **JOHN SABOTNIK**

GRANTOR:

Corissa Sabotnik  
Signature

Printed name: **CORISSA SABOTNIK**

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STATE OF Illinois )  
 ) SS:  
COUNTY OF Will )

Before me, a Notary Public, in and for said County and State, personally appeared **BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK**, who acknowledged the execution of the foregoing Quit Claim Deed In Trust, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of January, 2024



Rachael D. Giacobbe  
Notary Public

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. – MICHAEL W. BRADY

THIS INSTRUMENT WAS PREPARED BY MICHAEL W. BRADY, ATTORNEY NO. 36562-45, M.W. BRADY LAW FIRM P.C., 20950 S. Frankfort Square Road – Unit B, Frankfort, IL 60423, AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

**PREPARED BY, RECORD AND RETURN TO:**

Michael W. Brady  
M.W. BRADY LAW FIRM, P.C.  
20950 S. Frankfort Square Road – Unit B, Frankfort, IL 60423  
(708) 532-3655

**GRANTEE'S ADDRESS AND SEND TAX BILLS TO:**

BARBARA SABOTNIK, JOHN SABOTNIK and CORISSA SABOTNIK  
12350 Clark St., Crown Point, IN 46307

Frankfort, Will County Recorder