

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
2024-002715
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2:12 PM 2024 Jan 28

Property Numbers: 45-15-01-226-007.000-041,
45-15-01-226-010.000-041
45-16-05-103-026.000-042

Mail Future Tax Bills To:

Dorothy L. Shreve
4913 W. 101st Avenue
Crown Point, Indiana 46307

Grantees Mailing Address:

Dorothy L. Shreve
4913 W. 101st Avenue
Crown Point, Indiana 46307

TRUSTEE'S QUITCLAIM DEED

This Indenture Witnesseth, that Dorothy L. Shreve, as the duly appointed and acting Trustee, under the terms and provisions of the Shreve Family Trust dated the 17th day of October, 2000, does hereby grant, bargain, sell and convey to Dorothy L. Shreve, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

Per Legal Description Attached Hereto, Made a Parth Hereof and Labeled Exhibit "A"

Transfer For No Consideration - Exempt from Sales Disclosure Form

This conveyance is subject to the terms, covenants, conditions, restrictions, and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways, streets and alleys; limitation by fences and/or other established boundary lines; easements, if any, for established ditches and/or drains; special assessments, if any; zoning, building, and subdivision control ordinances and amendments thereto, annual association assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record. The Trustee affirms and warrants that she is the duly appointed and acting Trustee and is fully empowered under the Trust Agreement described herein to take all actions required to convey this real estate and that the Trust Agreement is in full force and effect as of the execution of this deed.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 26 2024

PEGGY HOLINGA, KAT 102
LAKE COUNTY AUDITOR

25
1776
RN

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I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Christopher W. Yugo, Esq.

After recording, return to: Christopher W. Yugo,
Attorney at Law
1313 White Hawk Drive
Crown Point, Indiana 46307

This Document was prepared by:
Christopher W. Yugo, Indiana Attorney Number 17624-45,
1313 White Hawk Drive, Crown Point, Indiana 46307

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EXHIBIT "A"

Instrument: Trustee's Quitclaim Deed dated November 30, 2023

Grantor: Dorothy L. Shreve, as the duly appointed and acting Trustee, under the terms and provisions of the Shreve Family Trust dated the 17th day of October, 2000

Grantee: Dorothy L. Shreve

Property Number: 45-15-01-226-007.000-041,
45-15-01-226-010.000-041,
45-16-05-103-026.000-042

Legal Descriptions

Part of the Northeast Quarter of Section 1, Township 34 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows: Commencing at a point 487.42 feet West of the Northeast corner of said Section; thence West 200.37 feet; thence South parallel with the East line of Section 1, a distance of 371.42 feet; thence East parallel to the North line of Section 1, a distance of 200.37 feet to a point which is 487.42 feet West of the East line of said Section 1; thence North a distance of 371.42 feet to the point of beginning, except therefrom the East 30 feet by parallel lanes.

Commonly Known as: 4913 W. 101st, Crown Point, Indiana
Parcel No.: 45-15-01-226-007.000-041

And

Parcel 1:

Part of the Northeast Quarter of Section 1, Township 34 North, Range 9 West of the 2nd P.M., described as follows: Beginning at a point 487.42 feet West and 371.42 feet South of the Northeast corner of Section 1, Township 34 North, Range 9 West of the 2nd P.M., in Lake County, Indiana: thence West 200.37 feet; thence South 46 feet; thence West 571.42 feet; thence South 204.58 feet; thence East 771.79 feet; thence North 250.58 feet to the place of beginning, in Lake County, Indiana.

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Parcel 2:

Parth of the Northeast quarter of Section 1, Township 34 North, Range 9 West of the 2nd P.M., described as follows: Beginning at the Northeast corner of Parcel 1 of premises in question, thence North 371.42 feet; thence West along the North line of the Northeast quarter of Section 1, Township 34 North, Range 9 West, a distance of 30 feet; thence South 371.42 feet; thence East 30 feet to the place of beginning, for road purposes, in Lake County, Indiana

Commonly Known as: Vacant land located adjacent to 4913 W. 101st, Crown Point, Indiana

Parcel No. 45-15-01-226-010.000-041

And

Lot No. forty-one (41), as marked and laid down on the recorded plat of Resubdivision of Lots 38 to 59, inclusive and Lots 118-135, inclusive, Liberty Park Highlands, an Addition to the City of Crown Point, Lake County, Indiana, as the same appears of record in Plat Book 28, page 72, in the Recorder's Office of Lake County, Indiana

Commonly Known as: 307 Maple Street, Crown Point, Indiana

Parcel No.: 45-16-05-103-026.000-042