

2024-00321  
01/31/2024 09:17 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 31 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### QUITCLAIM DEED

File No.: CTNW2305760J  
CT Hobart LLC

THIS INDENTURE WITNESSETH, That Neighborhood Investments, LLC (Grantor) QUITCLAIMS to Andrew S. Degnan (Grantee) for no consideration, the following described real estate in Lake County, State of Indiana:

For APN/Parcel ID(s): 45-13-04-151-004.000-018

THE SOUTH 66 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, EXCEPT THE WEST 35 FEET THEREOF. ALSO EXCEPT THE WEST 20 FEET THEREOF.

Property: 1267 S Hobart Rd, Hobart, IN 46342. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of January, 2024.

#### GRANTOR:

Neighborhood Investments, LLC

By: [Signature]  
Printed: ANDREW S. DEGNAN  
Its: MEMBER

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared ANDREW S. DEGNAN, as MEMBER, of Neighborhood Investments, LLC who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of January, 2024

Signature: [Signature]  
Printed: Laura J. Brasovan  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 20, 2030

LAURA J. BRASOVAN  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NPO653821  
My Commission Expires Jul 20, 2030

NPO655821

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 1256  
434  
1267 S Hobart Rd, Hobart, IN 46342

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: Dena Phillips Farling.

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

No Sales Disclosure Needed  
Jan 31 2024  
By: JAG  
Office of the Lake County Assessor