

NOT AN OFFICIAL DOCUMENT

Mail tax bills to: John R. Coleman
Rebecca Coleman
1542 Steiber Street
Whiting, Indiana 46394

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-005507

9:24 AM 2024 Feb 7

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QUITCLAIM DEED AND TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that the Grantors, **JOHN R. COLEMAN and REBECCA COLEMAN, as husband and wife**, of Lake County in the State of Indiana, pursuant to I.C. 32-17-14, RELEASES AND QUITCLAIMS TO **JOHN R. COLEMAN and REBECCA COLEMAN, as husband and wife**, of Lake County in the State of Indiana, and Transfer on Death of the Grantors, **SEAN R. COLEMAN, JASON M. COLEMAN, RACHEL A. NOOJIN and STEVEN A. COLEMAN, in equal shares as Tenants in Common**, 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:

Lot 4 in Steiber Street Subdivision, in the City of Whiting, North Township, as per plat thereof, recorded in Plat Book 5 page 25, in the Office of the Recorder of Lake County, Indiana.

and commonly known as: 1542 Steiber Street, Whiting, IN 46394
Parcel No: 45-03-07-431-017.000-025

Upon the death of **JOHN R. COLEMAN and REBECCA COLEMAN** title to the above-described real estate shall vest in the above-described **SEAN R. COLEMAN, JASON M. COLEMAN, RACHEL A. NOOJIN and STEVEN A. COLEMAN, in equal shares as Tenants in Common**, as set forth above. A purchaser for value of the above-described real estate or a lender who acquires a security interest in the property from **JOHN R. COLEMAN and REBECCA COLEMAN**, in good faith, shall take the property free of any claims or liability to the owner's estate, creditors of the owner's estate, persons claiming rights as beneficiaries or heirs of the owner's estate, in absence of actual knowledge that the transfer was improper; and a purchaser or lender for value shall have no duty to verify sworn information contained in this deed.

upon the following terms: This Conveyance is made Subject to past, current and subsequent years real estate taxes and subject to easements of record and restrictions of record as to use and enjoyment including building lines, if any.

IN WITNESS WHEREOF, the said Grantors, **JOHN R. COLEMAN and REBECCA COLEMAN** has hereunto set their hand and seal this 31ST day of January 2024.



JOHN R. COLEMAN
AFFIANT


REBECCA COLEMAN
AFFIANT
FILED



FEB 07 2024

Page 1 of 2 PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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