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

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 swom 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

FFB 0 7 2024

Page 1 of 2 PEGGY HOLINGA KATONA

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STATE OF INDIANA) SS:	* A *
COUNTY OF LAKE)	
Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of January 2024, personally appeared John R. Coleman and Rebecca Coleman and the acknowledged the execution of the foregoing deed to be their voluntary act and deed for the purposes stated therein. In witness whereof, I have hereunto subscribed my name and affixed my official seal.	
My commission expires: May 28, 2031	Jawn Marie Conne
My commission number: NP0666043	Notary Signature
Resident of: Lake County	Dawn Marie Conner
DAWN MARIE CONNER Alotary Public - Seal Laye Guitry - State of Indiana Commission Number NP0666043 My Commission Expires May 28, 2031	Printed Notary Name
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.	
440	Joseph Z. Curorh, Ja Joseph L. Curosh, Jr.
	0(1)
This instrument prepared by and after recording return to:	
Joseph L. Curosh, Jr Attor CUROSH & CUROSH LLP 1532 - 119 th Street Whiting, Indiana 46394	