

2024-0455  
02/14/2024 01:50 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 14 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

AFTER RECORDING RETURN TO:  
Title365  
345 Rouser Road Bldg 5, Suite 100  
Coraopolis, PA 15108  
File No. ORG-442551

Mail Tax Statements to:  
Christopher Boger  
12832 Hess Street  
Cedar Lake, IN 46303

Parcel ID No.: 45-15-21-251-013.000-014

## QUITCLAIM DEED

Pursuant to IC 6-1-1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

THIS DEED made and entered into on this 8<sup>th</sup> day of January, 2024, by and between **Christopher Boger, an unmarried man, and Amber N. Boger, an unmarried woman, formerly husband and wife, now divorced**, whose address is 12832 Hess Street, Cedar Lake, IN 46303, hereinafter referred to as Grantor(s) and **Christopher Boger, an unmarried man**, whose address is 12832 Hess Street, Cedar Lake, IN 46303, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Zero Dollars (\$0.00), does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, in the State of Indiana, to-wit:

Lot Numbered 17 in Monastery Woods Phase 1 as per plat thereof recorded in Plat Book 101, Page 86 in the Office of the Recorder of Lake County, Indiana.

Being the same premises conveyed from Accent Homes, Inc., an Indiana Corporation to Christopher Boger and Amber N. Boger in a deed dated 12/04/2014 and recorded date 01/06/2015 in Instrument Number 2015 000609 of the official records.

Property commonly known as: 12832 Hess Street, Cedar Lake, IN 46303

Grantee's Address: 12832 Hess Street, Cedar Lake, IN 46303

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree filed in the Lake Superior Court of Lake County, Indiana, Case Number: 45D03-2305-DC-000272 AVD relating to subject premises.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in **FEE SIMPLE**.

No Sales Disclosure Needed

Feb 14 2024

By: FGR

Office of the Lake County Assessor

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amber N. Boger

Amber N. Boger

STATE OF Indiana

COUNTY OF Lake

I, a Notary Public, hereby certify that **Amber N. Boger**, whose name(s) is/are signed to the foregoing instrument or conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8<sup>th</sup> day of January, 2024

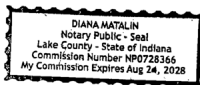
Diana Matalin

Notary Public

Printed Name: Diana Matalin

My Commission Expires: 8-24-28

A Resident of Lake County, State of Indiana



Prepared by:  
Ryan P. Worden, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

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.

**Ryan P. Worden, Esq.**

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher Boger  
Christopher Boger

STATE OF INDIANA

COUNTY OF LAKE

I, a Notary Public, hereby certify that **Christopher Boger**, whose name(s) is/are signed to the foregoing instrument or conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

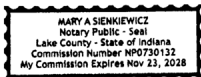
Given under my hand this the 31<sup>st</sup> day of JANUARY, 2024.

Mary A. Sienkiewicz  
Notary Public

Printed Name: MARY A SIENKIEWICZ

My Commission Expires: NOVEMBER 23, 2028

A Resident of LAKE County, State of INDIANA



County of Lake County Recorder