

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

GINA PIMENTEL
RECORDER

2024-007173

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

10:00 AM 2024 Feb 28

FEB 28 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

QUITCLAIM DEED

TAX I.D. NO. 45-11-24-355-005.000-036

THIS INDENTURE WITNESSETH, that JEANA CONSIER, A SINGLE WOMAN (GRANTOR), of LAKE County in the State of INDIANA QUITCLAIM to JEANA CONSIER, A SINGLE WOMAN, TRANSFER ON DEATH (TOD) TO SEAN DEENIK, (GRANTEE), the following described real estate in LAKE County, in the State of Indiana.

PART OF LOT 40 IN BURGE ESTATES, UNIT 3, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 68, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET AND AN ARC DISTANCE OF 23.50 FEET; THENCE SOUTH 60 DEGREES 23 MINUTES 36 SECONDS EAST, A DISTANCE OF 188.80 FEET TO A POINT ON THE EAST LINE OF SAID LOT 40; THENCE SOUTH 00 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 84.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 89 DEGREES 11 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 64.54 FEET; THENCE NORTH 36 DEGREES 21 MINUTES 04 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 40, A DISTANCE OF 198.08 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 2951 FREEDOM CIRCLE, SCHERERVILLE, IN 46375

Dated this 30 day of January, 2024

Jeana Consier
JEANA CONSIER

STATE OF Lake COUNTY OF Indiana SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30 day of January, 2024 personally appeared JEANA CONSIER, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 9/14/2031 Signature Rachel Phipps

Resident of Lake County Printed Rachel Phipps, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RACHEL PHIPPS
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES SEPTEMBER 14, 2031
COMMISSION NUMBER NP0672949

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 2951 FREEDOM CIRCLE, CROWN POINT, IN 46307
SEND TAX BILLS TO: GRANTEE

cl. 7302
[Signature]



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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.

Rachel Phipps
Signature

Rachel Phipps
Printed Name

Property of Lake County Recorder