

NOT AN OFFICIAL DOCUMENT

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Parcel No. 46-03-30-482-014-000-023

QUITCLAIM DEED

Order No. _____

THIS INDENTURE WITNESSETH, That Mario Mendoza and Diana M. Mendoza
Husband and Wife (Grantor)

of Lake County, in the State of INDIANA QUITCLAIM(S) to
Thomas A. Torres (Grantee)

of Porter County, in the State of INDIANA, for the sum of
\$24,000.00 Dollars (\$ 1.00)

and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

See attached exhibit "A"

Property of Lake County Recorder

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-009434
1:27 PM 2024 Mar 22

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 4832 Birch Ave, Hammond IN 46327

Tax bills should be sent to Grantee at such address unless otherwise indicated below.
IN WITNESS WHEREOF, Grantor has executed this deed this 6 day of May, 2022

Grantor: Mario Mendoza (SEAL)
Signature

Grantor: Diana M. Mendoza (SEAL)
Signature

Printed Mario Mendoza

Printed Diana M. Mendoza

STATE OF INDIANA
COUNTY OF LAKE

} SS: ACKNOWLEDGEMENT

Before me, a Notary Public in and for said County and State, personally appeared MARIO MENDOZA
DIANA M MENDOZA

who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.
Witness my hand and Notarial Seal this 6 day of May, 2022

My commission expires:
1-20-30

Signature [Signature]
Printed Katrena C Guggerty, Notary Name

Resident of LAKE County, Indiana.

This instrument prepared by Mario Mendoza

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. Mario Mendoza

Return deed to 712 Pintail Ln, Hobart IN 46342

Send tax bills to 712 Pintail Ln, Hobart IN 46342

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 22 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Katrena C Guggerty
Notary Public - Official Seal
State of Indiana
Commission Number 650372
My Commission Expires Jan. 20, 2030

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cc rm

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-03-30-482-014.000-023

THE SOUTH 7 1/2 FEET OF LOT 95 AND ALL OF LOT 96, EXCEPT THAT PART OF THE SOUTH 7.5 FEET OF LOT 95 AND LOT 96, DESCRIBED AS: BEGINNING ON THE WEST LINE OF SAID LOT 95, 4.35 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 95; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOTS 95 AND 96, 41.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 96; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 96, 29.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE OF 2421.83 FOOT RADIUS CONVEX TO THE NORTHEAST WHOSE TANGENT AT THE LAST DESCRIBED POINT MAKES AN INTERIOR ANGLE OF 55 DEGREES 49 MINUTES 15 SECONDS MEASURED FROM WEST TO NORTH WITH THE SOUTH LINE OF SAID LOT 96, 50.96 FEET TO THE POINT OF BEGINNING, WHITE OAK AVENUE ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 16, PAGE 19, IN LAKE COUNTY, INDIANA.

~~_____~~
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Property of Lake County Recorder

