

# NOT AN OFFICIAL DOCUMENT

2/24 5:55:38  
03/27/2024 8:58 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 27 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## QUITCLAIM DEED

TAX I.D. NO. 45-07-08-326-016.000-023

THIS INDENTURE WITNESSETH, that STEVEN A. KIRBY AND NICHOLAS KRECZMER, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (GRANTORS), of LAKE County in the State of INDIANA, QUITCLAIMS to NICHOLAS KRECZMER AND NATHAN KRECZMER, AS JOINT TENANTS (GRANTEES), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged her entire interest in, the following described real estate in LAKE County, in the State of Indiana.

LOT 16 IN BLOCK 1 IN UNIVERSITY GARDENS IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 42, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 7011 NORTHCOTE AVE., HAMMOND, IN 46324

GRANTOR CERTIFIES THAT THIS IS AN EXEMPT TRANSACTION AND NO SALES DISCLOSURE STATEMENT IS REQUIRED.

Dated this 12 day of March, 2024

[Signature]  
STEVEN A. KIRBY

[Signature]  
NICHOLAS KRECZMER

STATE OF INDIANA,  
COUNTY OF LAKE \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of March, 2024, personally appeared STEVEN A. KIRBY AND NICHOLAS KRECZMER, and acknowledged the execution of the foregoing deed. In witness whereof, I have heretofore subscribed my name and affixed my official seal.

Commission Number 707579  
My commission expires December 03, 2025  
Resident of Lake County  
Signature [Signature]  
Printed JANET MEYER

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29335-45  
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.



RETURN DEED TO: GRANTEE  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 7011 NORTHCOTE AVE., HAMMOND, IN 46324  
SEND TAX BILLS TO: GRANTEE

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.

[Signature]  
Signature

Elizabeth R. Kinzie  
Printed Name

Community Title Company  
File No. 2401170

No Sales Disclosure Needed  
Mar 27 2024  
By: JD  
Office of the Lake County Assessor