

NOT AN OFFICIAL DOCUMENT

2024-11-24
04/30/2024 02:39 PM
TCL# F556 2307

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

BY: JAS
PG #: 4
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

File No: 2001139443
Grantor's Loan No. 7017619848

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Send Tax Bills to: **Kyle Belec and Allena Belec, 220 S Pennsylvania St., Hobart, IN 46342**

Parcel Number: 45-09-31-206-013.000-018

QUITCLAIM DEED

Kyle Belec A/K/A Kyle D. Belec, married, ("Grantor"), of **220 S Pennsylvania St., Hobart, IN 46342**, for and in consideration of **\$0.00 (Zero Dollars and Zero Cents)** conveys and quitclaims to **Kyle Belec and Allena Belec**, husband and wife, as tenants by the entirety, ("Grantee"), whose tax mailing address is **220 S Pennsylvania St., Hobart, IN 46342**, with quitclaim covenants, the following described real estate in Lake County, Indiana:

THE SOUTH 50 FEET OF LOT NUMBERED 2 IN BLOCK 14 IN HOBART PARK ADDITION TO HOBART, A SUBDIVISION IN THE TOWN OF HOBART AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 30 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-09-31-206-013.000-018

Property Address is: **220 S Pennsylvania St., Hobart, IN 46342**

Prior deed recorded at Instrument No. 2016 048962

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

County of Lake County Recorder

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IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of April, 2024:

Kyle Belec AKA Kyle D. Belec
Kyle Belec A/K/A Kyle D. Belec

STATE OF Indiana)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared **Kyle Belec** who acknowledged the execution of the foregoing instrument on the date aforesaid to be his/her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 15 day of April, 2024.

Notary Public's Signature: Johnny P. Castor

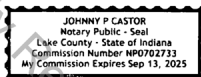
Notary Public's Printed Name: Johnny P. Castor

Notary Public's commission number 702733

My commission expires: 9-13-2025

I reside or am employed in Lake County.

Seal



Prepared by: Layne Marino, Esq., Indiana Bar No. 35977-45, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

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. **Layne Marino, Esq.**

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

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Order No.: 2001139443

LEGAL DESCRIPTION
EXHIBIT "A"

The land referred to herein is described as follows:

THE SOUTH 50 FEET OF LOT NUMBERED 2 IN BLOCK 14 IN HOBART PARK ADDITION TO HOBART, A SUBDIVISION IN THE TOWN OF HOBART AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 30 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 220 S PENNSYLVANIA ST, HOBART, IN 46342

Assessor's Parcel No: 45-09-31-206-013.000-018