

NOT AN OFFICIAL DOCUMENT

2024-124680
07/14/2024 09:58 AM
TOTAL FEES: \$7.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: MA
PG #: 3
RECORDED AS PRESENTED

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Grantor

Richard Zachary Mackenzie

Grantee

Mary Ann Fazekas
2639 Riverside Drive
Lake Station, IN 46405

QUITCLAIM DEED

THIS INDENTURE, WITNESSETH, that RICHARD ZACHARY MACKENZIE divorced-not remarried, of Lake County, in the State of Indiana, hereinafter referred to as "Grantor", hereby

RELEASES AND QUITCLAIMS

to MARY ANN FAZEKAS, unmarried, in fee simple, of Lake County, in the State of Indiana, hereinafter referred to as "Grantee", for the sum of Ten and 00/100 Dollars, (\$0.00), the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

LOT 1 AND 2 IN BLOCK 6 IN GREATER RIVERVIEW ADDITION TO EAST GARY, IN THE CITY OF LAKE STATION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15 PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INIDANA.

Being the same property conveyed to Richard Zachary Mackenzie and Mary Ann Fazekas, by deed dated 10/30/2017, and recorded 11/13/2017, as Instrument No. 2017.076146, in the Office of the County Recorder for Lake County, State of Indiana.

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THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

This conveyance is being made pursuant to a Decree of Dissolution of Marriage, which incorporates a Final Marital Settlement Agreement entered on the 20th day of October, 2021, in the Lake County Superior Court, as Cause No. 45D03-2106-DC-364, in which Petitioner, MARY ANN FAZEKAS, was awarded the above referenced property, and that by this transfer, RICHARD ZACHARY MACKENZIE hereby satisfies and releases the above described real estate from Paragraph 10 of the operation and obligations of said Divorce.

Subject to real estate taxes not delinquent.

EXECUTED, this 26 day of April, 2024.

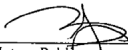
Further pursuant to Divorce decreed filed under Case No. 45D03-2106-DC-364.


RICHARD ZACHARY MACKENZIE

STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RICHARD ZACHARY MACKENZIE, who acknowledged the execution of the foregoing QUITCLAIM DEED and who being duly sworn stated that the representations therein contained are true.

Witness my hand and seal, this 26th day of April, 2024.


Notary Public
Tamara Bunch
Print Name
Resident of Lake County
My Commission expires: 03/04/2027



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This instrument prepared by: Andrea S. Ewan, Attorney-at-Law

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Reference Number: 1280617996

Mail Tax Statements to: Mary Ann Fazekas, 2639 Riverside Drive, Lake Station, IN 46405

Tax ID: 45-09-17-380-017.000-021

AFFIRMATION STATEMENT

I affirm, under penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

STEVEN STIPETICH

Print or Type Name

Property of Lake County Recorder