

NOT AN OFFICIAL DOCUMENT

2024-07-19 15:36 AM
08/01/2024 15:36 AM
TOWNSHIP FEE: 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFTER RECORDING RETURN TO:

ServiceLink - Attn: Refinance
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 2001470645

Mail Tax Statements to:

Jacqueline Callaway and Joseph Callaway
10685 Peachtree Lane
Saint John, IN 46373

Parcel ID No.: 45-15-03-478-002.000-015

QUITCLAIM DEED

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration."

THIS DEED made and entered into on this 13 day of July, 2024, by and between **Jacqueline Callaway**, residing at 10685 Peachtree Lane, Saint John, IN 46373, hereinafter referred to as Grantor(s) and **Jacqueline Callaway and Joseph Callaway, wife and husband, as joint tenants with right of survivorship**, residing at 10685 Peachtree Lane, Saint John, IN 46373, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Zero Dollars (\$0.00), does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 10685 Peachtree Lane, Saint John, IN 46373

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jacqueline Callaway
Jacqueline Callaway

STATE OF INDIANA
COUNTY OF LAKE

I, a Notary Public, hereby certify that **Jacqueline Callaway** whose name(s) is/are signed to the foregoing instrument or conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of JULY, 2024.

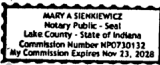
Mary A. Siekiewicz

Notary Public

Printed Name: MARY A SIEKIEWICZ

My Commission Expires: NOVEMBER 23, 2028

A Resident of LAKE County, State of INDIANA



Prepared by:

Ryan P. Worden, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

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.

Ryan P. Worden, Esq.

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EXHIBIT A LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF LAKE AND STATE OF INDIANA.

BEING THAT PART OF LOT O, IN THE GATES OF ST. JOHN, UNIT 4E, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGE 08, IN THE OFFICE OF THE RECORDER LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF LOT O; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF LOT O, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST 132.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT O, THENCE NORTH 00 DEGREES 36 SECONDS WEST A DISTANCE OF 31.63 FEET TO A POINT OF CURVE ON THE WEST LINE OF SAID LOT O; THENCE NORTHWEST ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 178.00 FEET (CHORD BEARING NORTH 04 DEGREES 14 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 26.48 FEET); THENCE NORTH 81 DEGREES 28 MINUTES 51 SECONDS EAST, 135.45 FEET TO A POINT ON THE EASTLINE OF LOT O, THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST , 78.01 FEET TO THE POINT OF BEGINNING.

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