

NOT AN OFFICIAL DOCUMENT

2024-12546  
18/01/2024 01:18 PM  
TOTAL FEES: 25.00  
BY: MA  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECORDED AS PRESENTED

**Aug 01 2024 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

After recording return to:  
Vylla Title, LLC  
6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10603399

Mail Tax Statements to:  
Kelly Dempsey  
120 Bluegrass Drive  
Scherverville, IN 46375

Parcel ID No.: 45-11-05-233-009.000-036

### 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 10<sup>th</sup> day of July, 2024, by and between **Shannon Dempsey** and **Kelly Dempsey**, as **joint tenants with right of survivorship**, whose address is 120 Bluegrass Drive, Scherverville, IN 46375, hereinafter referred to as Grantor(s) and **Kelly Dempsey**, residing at 120 Bluegrass Drive, Scherverville, IN 46375, 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: 120 Bluegrass Drive, Scherverville, IN 46375

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.

No Sales Disclosure Needed  
Aug 01 2024  
By: JD  
Office of the Lake County Assessor

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

Shannon Dempsey  
Shannon Dempsey

STATE OF INDIANA  
COUNTY OF LAKE

I, a Notary Public, hereby certify that **Shannon Dempsey**, 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.

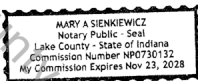
Given under my hand this the 16<sup>th</sup> day of JULY, 2024.

Mary A. Sienkiewicz  
Notary Public

Printed Name: MARY A SIENKIEWICZ

My Commission Expires: NOVEMBER 23, 2028

A Resident of LAKE County, State of INDIANA



# NOT AN OFFICIAL DOCUMENT

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

Kelly Dempsey  
Kelly Dempsey

STATE OF INDIANA  
COUNTY OF LAKE

I, a Notary Public, hereby certify that **Kelly Dempsey**, 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 16<sup>th</sup> day of JULY, 2024.

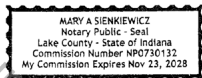
Mary A. Sienkiewicz

Notary Public

Printed Name: Mary A Sienkiewicz

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**

The following described property in the County of Lake, State of Indiana, to-wit:

Part of Lot 5 in Plum Creek Village 8th addition, to the Town of Schererville, as per plat thereof, recorded in plat book 64, page 11, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 5 is more particularly described as follows: Beginning at the Northwest corner of said Lot 5; thence Easterly along the Northerly line of said Lot 5, a distance of 106.97 feet; thence Southerly at right angles to the last described line, along the Easterly line of said Lot 5, a distance of 87.0 feet to a point of curve; thence Southwesterly along a curve concave to the Northwest and having a radius of 120.0 feet an arc distance of 17.87 feet; thence Northwesterly, a distance of 143.08 feet to a point which lies on the westerly line of said Lot 5 and is 38.86 feet Northeast of the Westernmost corner of said Lot 5; thence Northeast along the Westerly line of said Lot 5, a distance of 40.85 feet to the point of beginning.

BEING the same which Dana William Trudeau and Kathryn Margaret Trudeau by Deed dated June 30, 2020 and recorded July 7, 2020 in the County of Lake, State of Indiana in Instrument Number 2020-042321 conveyed unto Shannon Dempsey and Kelly Dempsey, as joint tenants with right of survivorship.

Parcel ID Number: 45-11-05-233-009.000-036

Property commonly known as: 120 Bluegrass Drive, Schererville, IN 46375