

Main tax bills to: **KIMBERLY A. MADEDA**
1944 Lincoln Avenue
Whiting, IN 46394

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-020379

10:28 AM 2024 Aug 2

QUITCLAIM DEED AND TRANSFER ON DEATH DEED

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THIS INDENTURE WITNESSETH, that the Grantor, **KIMBERLY A. MADEDA**, of Lake County in the State of Indiana, pursuant to I.C. 32-17-14, RELEASES AND QUITCLAIMS TO **KIMBERLY A. MADEDA**, of Lake County in the State of Indiana, and Transfers on Death of the Grantor, any and all interest held by **KIMBERLY A. MADEDA** at the time of her death to **BRITTANY L. EVANS**, in per stirpes distribution, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The South 20 Ft of Lot 22 and the North 15 Ft of Lot 23, Block 2, West Park Addition to Hammond, as Shown in Plat Book 12, Page 35, in Lake County, Indiana .

and commonly known as: 1944 Lincoln Avenue, Whiting, IN 46394
Parcel No. 45-03-07-178-030.000-023

Upon the death of **KIMBERLY A. MADEDA**, any and all interest held by **KIMBERLY A. MADEDA** and title to the above-described real estate shall vest in the above-described **BRITTANY L. EVANS**, as set forth above. A purchaser for value of the above-described real estate or a lender who acquires a security interest in the property from **KIMBERLY A. MADEDA** in good faith, shall take the property free of any claims or liability to the owner's estate, creditors of the owner's estate, persons claiming rights as beneficiaries or heirs of the owner's estate, in absence of actual knowledge that the transfer was improper; and a purchaser or lender for value shall have no duty to verify sworn information contained in this deed.

upon the following terms: This Conveyance is made Subject to past, current and subsequent years real estate taxes and subject to easements of record and restrictions of record as to use and enjoyment including building lines, if any.

IN WITNESS WHEREOF, the said Grantor, **KIMBERLY A. MADEDA** has hereunto set her hand and seal this 23rd day of July 2024.

Kimberly A. Madeda

KIMBERLY A. MADEDA
GRANTOR

25-
cl. 7585
[Signature]



FILED

AUG 02 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

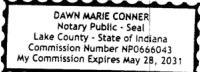
NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of July 2024, personally appeared **KIMBERLY A. MADEDA** and she acknowledged the execution of the foregoing deed to be her voluntary act and deed for the purposes stated therein. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: May 28, 2031
My commission number: NP0666043
Resident of: Lake County

Dawn Marie Conner
Notary Signature
Dawn Marie Conner
Printed Notary Name



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.

Joseph L. Curosh, Jr.
Joseph L. Curosh, Jr.

This instrument prepared by and after recording return to:

Joseph L. Curosh, Jr. - Attorney Number 3473-45
Attorney at Law
CUROSH & CUROSH LLP
1532 - 119th Street
Whiting, Indiana 46394