

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-030514

10:13 AM 2024 Oct 23

PARCEL #: 45-09-19-186-006.000-022

Mail tax bills to:

Donald Batiste, Trustee

7310 Balbora Boulevard, Unit A

Van Nuys, California 91406

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **DONOVAN BATISTE** ("Grantor") of Los Angeles County in the State of California QUITCLAIM(S) TO **DONOVAN BATISTE, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE DONOVAN BATISTE TRUST DATED SEPTEMBER 23, 2024 and any amendments thereto** ("GRANTEE") of LOS ANGELES County in the State of CALIFORNIA in consideration of One Dollar (\$1.00) 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 WEST 9 FEET OF LOT 6, ALL OF LOTS 7 AND 8, EXCEPT, THE WEST 12 FEET THEREOF IN BLOCK 7 IN THE 7TH ADDITION TO NEW CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA;

**COMMONLY KNOWN AS: 417 Madison Ave., Hobart, IN 46342
County Parcel Number: 45-09-19-186-006.000-022**

Subject to taxes, easements, restrictions, rights of way, ditches and drains, conditions, and covenants of record. Subject also to all zoning laws and other restrictions, regulations, ordinances, or statutes of any governmental authority applicable to the above property.

(Do not mark below this line)

Dated this 23rd day of September, 2024.

Donovan Batiste



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Handwritten notes: "25" with an arrow pointing to the date, "OK, 13699" with a signature.

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STATE OF _____ COUNTY OF _____ SS:

Before me, the undersigned, a notary Public in and for said County and State, this 23rd day of September, 2024 personally appeared: DONOVAN BATISTE, Grantor, who acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires _____
Resident of _____ County _____
Notary Commission No. _____

Signature _____
Notary Public

Printed 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.

This instrument prepared by Brian E. Less, Office of Brian E. Less, PC, 8339 Wicker Ave, St. John, IN 46373, Attorney at Law Attorney No. 21973-49

MAIL TO: Brian E. Less, Office of Brian E. Less, PC, 8339 Wicker Ave., St. John, IN 46373

TRANSFERRED FOR NO CONSIDERATION

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) S.S.
COUNTY OF LOS ANGELES)

On September 23, 2024, before me, Kevin Garcia, a Notary Public, personally appeared Donovan Batiste, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public

