



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	1009930-90456	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	MATTHEW ADAM TAM		
PROPERTY ADDRESS:	407 S 2ND ST		
CITY, STATE AND COUNTY:	MONTICELLO, INDIANA, 47960		

SEARCH INFORMATION

SEARCH DATE:	02/21/2024	EFFECTIVE DATE:	02/15/2024
NAME(S) SEARCHED:	MATTHEW ADAM TAM		
ADDRESS/PARCEL SEARCHED:	407 S 2ND ST, MONTICELLO, INDIANA, 47960/91-73-33-000-014.900-021/91-73-33-000-015.000-021		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MATTHEW ADAM TAM
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LIFESTYLE RENOVATIONS, LLC A LIMITED LIABILITY COMPANY
DATED DATE:	01/25/2016	GRANTEE:	MATTHEW ADAM TAM
BOOK/PAGE:	N/A	RECORDED DATE:	01/26/2016
INSTRUMENT NO:	160100397		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MONTICELLO
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN WHITE COUNTY, STATE OF INDIANA.

LOT NUMBER FOURTEEN (14) AND THE SOUTH HALF OF LOT NUMBER THIRTEEN (13) IN MCCUAIGS FIRST ADDITION TO THE CITY OF MONTICELLO, WHITE COUNTY, INDIANA.

White County, Indiana

generated on 2/21/2024 10:40:26 AM EST

Parcel

Parcel Number	Address	Current Total Value	Data as of	Assess Year	Pay Year
91-73-33-000-014.900-021	407 S SECOND ST	\$112,400	11/29/2023 2:45:00 PM		

Owner Information

Owner Name	TAM MATTHEW ADAM
Owner Address	407 S SECOND ST MONTICELLO IN 47960
Transfer Date	01/26/2016

Location / Description

Taxing Unit	021	Section & Plat	
Township	011	Routing #	126
Parcel Address	407 S SECOND ST	Parcel Address	407 S SECOND ST
		Legal Desc.	MC CUAIGS 1ST ADD LOT 14

Parcel Type

Topography

Services

Property Class Code	510	Level Ground	Y	Water	Y
Neighborhood Code	213503	High	N	Sewer	Y
Neighborhood Factor	140.00	Low	N	Natural Gas	Y
Street / Road Code	A	Rolling	N	Electricity	Y
		Swampy	N	Sidewalk	N
				Alley	Y

Assessment Information

Current Land Value	\$9,100	Residential Land	\$9,100	Deeded Acreage	.0000
Current Imp. Value	\$103,300	Residential Imp.	\$103,300	Average Value / Acre	\$0
Current Total Value	\$112,400	Residential Total	\$112,400	Appraisal Date	3/1/1995
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	55
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$9,100
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$93,000
Dwelling Value	\$96,200	Classified Land Value	\$0	Adjustment Factor	0.00
Farmland Value	\$0	Homesite Value	\$0		

Parcel

Parcel Number	Address	Current Total Value	Data as of	Assess Year	Pay Year
91-73-33-000-015.000-021	407 SECOND	\$4,600	11/29/2023 2:45:00 PM		

Owner Information

Owner Name	TAM MATTHEW ADAM
Owner Address	407 S SECOND ST MONTICELLO IN 47960
Transfer Date	01/26/2016

Location / Description

Taxing Unit	021	Section & Plat	
Township	011	Routing #	127
Parcel Address	407 SECOND	Parcel Address	407 SECOND
		Legal Desc.	MC CUAIGS 1ST ADD S 1/2 LOT 13

Parcel Type		Topography		Services	
Property Class Code	510	Level Ground	Y	Water	Y
Neighborhood Code	213503	High	N	Sewer	Y
Neighborhood Factor	140.00	Low	N	Natural Gas	Y
Street / Road Code	A	Rolling	N	Electricity	Y
		Swampy	N	Sidewalk	N
				Alley	Y

Assessment Information

Current Land Value	\$4,600	Residential Land	\$4,600	Deeded Acreage	.0000
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Value	\$4,600	Residential Total	\$4,600	Appraisal Date	
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	55
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$4,600
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$0
Dwelling Value	\$0	Classified Land Value	\$0	Adjustment Factor	0.00
Farmland Value	\$0	Homesite Value	\$0		



160100397
 RECORDED AS PRESENTED ON
 01/26/2016 08:55:02AM
 FEE: \$16.00
 PAGES: 1

BRUCE A. LAMBERT
 WHITE COUNTY RECORDER

WARRANTY DEED

County Parcel No: 021-03530-00 and 021-03540-00

State Parcel No: 91-73-33-000-014.900-021 and 91-73-33-000-015.000-021

THIS INDENTURE WITNESSETH, That Lifestyle Renovations, LLC, (Grantor), a Limited Liability Company organized and existing under the laws of the State of Indiana.

CONVEYS AND WARRANTS to Matthew Adam Tam, (Grantee) of White County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in White County, State of Indiana:

Lot Number Fourteen (14) and the South Half of Lot Number Thirteen (13) in McCuaig's First Addition to the City of Monticello, White County, Indiana.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 407 S Second St., Monticello, IN 47960.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 25TH day of JANUARY, 2016.

LIFESTYLE RENOVATIONS, LLC


 Jeffrey T. Van Weelden, Manager

State of Indiana


ss: ACKNOWLEDGEMENT

County of White

Before me, a Notary Public in and for the said County and State, personally appeared Jeffrey T. VanWeelden, as Member of Lifestyle Renovations, LLC who acknowledged the execution of the foregoing Instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25TH day of JANUARY, 2016.

Steven E. Fishel, Notary Public
 My commission expires: 3/12/23


 STEVEN E FISHEL
 Residing in White County, Indiana



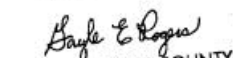
This instrument prepared by Terry L. Smith, Atty #392-91, 111 W. Broadway St., Monticello, IN 47960

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. STEVEN E FISHEL

Send Tax bills to/Grantee's street: 407 S Second St., Monticello, IN 47960

ENTERED FOR TAXATION

JAN 26 2016


 AUDITOR WHITE COUNTY



Criteria: Party Name = TAM MATTHEW

Last Indexed: 02/20/2024

Last Verified: 02/15/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/22/2019	08/21/2019	190804074	MORTGAGE...	TAM MATTHEW ADAM		MORTGAGOR
08/12/2019	08/06/2019	190803940	MORTGAGE	TAM MATTHEW ADAM		MORTGAGOR
01/26/2016	01/25/2016	160100398	MORTGAGE	TAM MATTHEW ADAM		MORTGAGOR
01/26/2016	01/25/2016	160100397	WARRANTY...	TAM MATTHEW ADAM		GRANTEE
06/01/2011	05/24/2011	110602856	WARRANTY...	TAM MATTHEW		GRANTOR
05/02/2011	04/11/2011	110502465	PERSONAL...	TAM MATTHEW		GRANTEE

SEARCH *Now!*

FAQ

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Account Management

Welcome: SIPL
Balance: \$167.44

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