

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 081348

2014 DEC 22 PM 1:13

MICHAEL E. BROWN  
RECORDER

Record & Return To and Prepared By:  
Michael C. Meegan, Main Street Title  
3803 Scovill Lane  
Valrico, FL 33596  
813-695-6453

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
Local: 26-34-0160-0025 / State: 45-06-01-458-006.000-023

**NOT OFFICIAL!**  
QUIT CLAIM DEED

Executed this 18th day of November, 2014

**Nehemiah Community Reinvestment Fund, Inc.**, whose address is 640 Bercut Dr., Ste A Sacramento, CA 95811; **(Grantor) Conveys this Property to: Jennifer R. Smith; whose tax mailing address is 6419 Van Buren Ave, Hammond, IN 46324 (Grantee):**

**Witnesseth**, That the said Grantor, conveys the real property described below subject to the following, all easements, covenants, conditions and restrictions of record; all legal highways, zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; rights of tenants in possession; a Donation for and in consideration of the sum of Zero Dollar and Zero Cents (\$0.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and warrant unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel land, situate, lying and being in Lake County, State of Indiana:

**LEGAL DESCRIPTION:** All that certain parcel of land situate in the County of Lake and State of Indiana, being known as follows: Lot 25, Block 8, Hyde Park Addition to Hammond, as shown in Plat Book 12, Page 3, Lake County, Indiana.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

**Property Address:** 6419 Van Buren Ave, Hammond, IN 46324

**Prior Instrument:** Special Warranty Deed #2014 033899, Executed 05/22/2014, Recorded 06/12/2014

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: \_\_\_\_\_

1

DEC 19 2014

28905

#20  
CR#  
2950  
E

PEGGY HOULINGA KATONA  
LAKE COUNTY AUDITOR

Property Address: 6419 Van Buren Ave, Hammond, IN 46324

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said GRANTOR, either by law or equity, to the only proper use, benefit and behalf of the GRANTEE forever.

SUBJECT to restrictions, reservations, easements and covenants of record, references hereto will serve to not re-impose same.

All Due Taxes are due from Grantee.

This property herein conveyed is NOT part of the homestead of the Grantor.

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, with no Representation as to its effect on title.

NO TITLE INSURANCE ISSUED.

Grantee(s)/purchaser(s), of the property may not re-sell/record an additional conveyance document/or otherwise transfer title to the property within 36 months (3 years) from Grantor's execution of this Deed.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

By: Ron Mellon

Ron Mellon, Mgr Director,  
Nehemiah Community Reinvestment Fund, Inc.

Date: November 18, 2014

SIGNED IN THE PRESENCE OF:

Destinee Rodriguez  
Witness Printed Name

Jimmy Hoyt  
Witness Printed Name

Destinee R  
Witness Signature

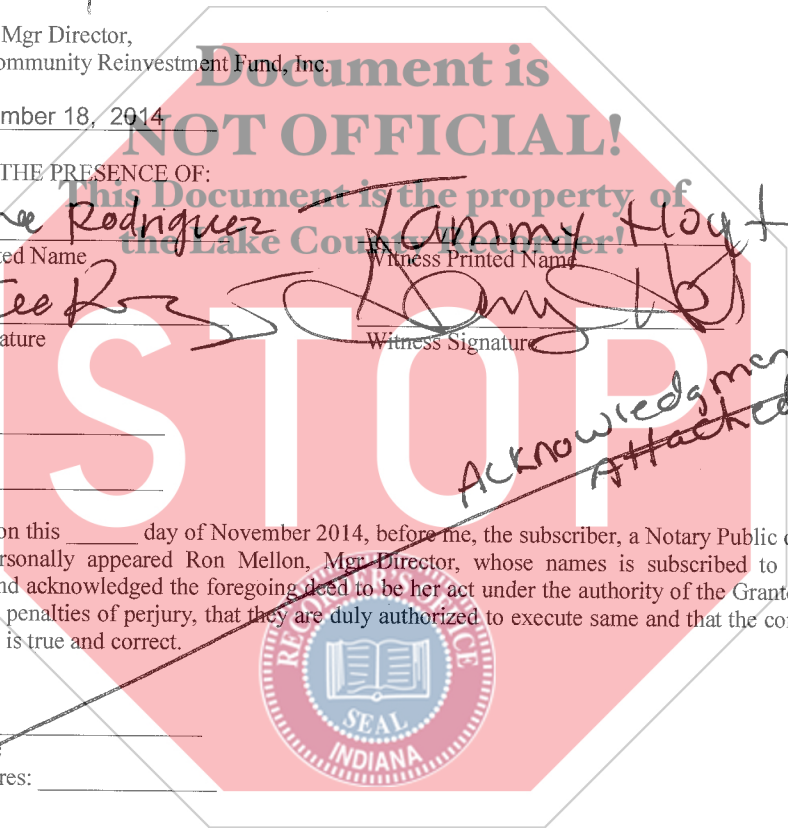
Jimmy Hoyt  
Witness Signature

State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that on this \_\_\_\_\_ day of November 2014, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ron Mellon, Mgr Director, whose names is subscribed to the within instrument, and acknowledged the foregoing deed to be her act under the authority of the Grantor and also certify, under penalties of perjury, that they are duly authorized to execute same and that the consideration recited herein is true and correct.

Notary Public  
My term expires: \_\_\_\_\_



*Acknowledgment Attached*

(Seal)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**CIVIL CODE § 1189**

State of California

County of Sacramento

On November 18, 2014 before me, Sheryl Hartmangruber, Notary Public  
Date Name and Title of the Officer

personally appeared Ron Mellon, On behalf of  
Name(s) of Signer(s)

Nehemiah Community Reinvestment Fund, Inc.



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.

Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Deed Document Date: 11/18/14

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____   | <input type="checkbox"/> Corporate Officer — Title(s): _____   |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_