

2015 024450

2015 APR 23 AM 10:26

MICHAEL B. BROWN  
RECORDER

2

Property Number:  
45-08-27-133-018.000-004

Tax Mailing Address:  
3828 VIRGINIA ST  
GARY IN 46409-1544

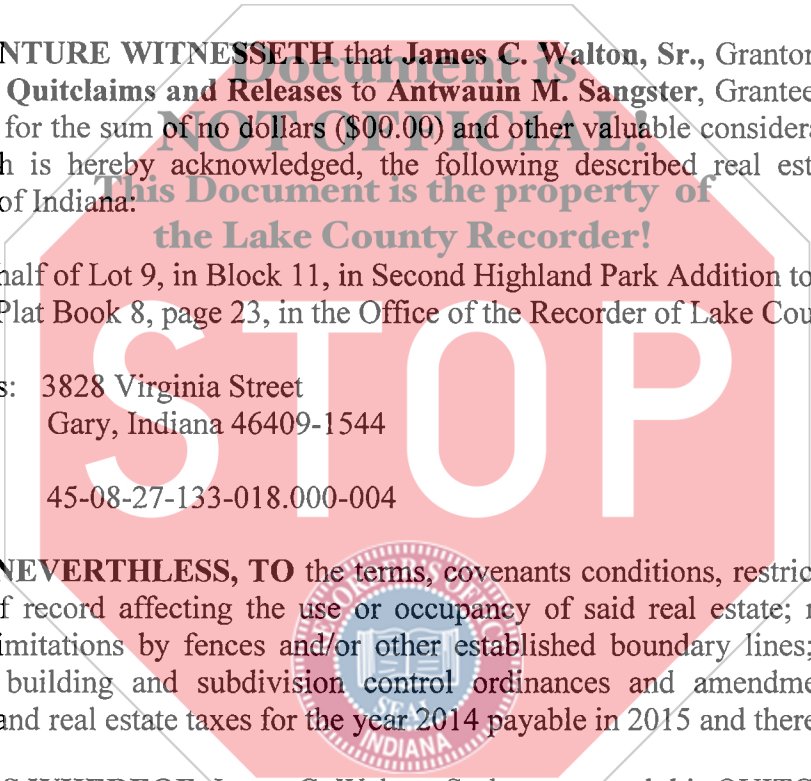
**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH** that James C. Walton, Sr., Grantor, of Lake County, in the State of Indiana, **Quitclaims and Releases to Antwain M. Sangster**, Grantee, of Lake County, in the State of Indiana, for the sum of no dollars (\$00.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 8 and the North half of Lot 9, in Block 11, in Second Highland Park Addition to Gary, as per plat thereof, recorded in Plat Book 8, page 23, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 3828 Virginia Street  
Gary, Indiana 46409-1544

Property Number: 45-08-27-133-018.000-004



**SUBJECT, NEVERTHELESS, TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2014 payable in 2015 and thereafter.

**IN WITNESS WHEREOF**, James C. Walton, Sr. has executed this QUITCLAIM DEED on this 12<sup>th</sup> day of April, 2015.

*James C. Walton Sr.*  
James C. Walton, Sr.

(Quitclaim Deed – 3828 Virginia Street - Page 1 of 2)

**NO SALES DISCLOSURE NEEDED**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
Approved Assessor's Office

By: *mb* 20695  
APR 23 2015

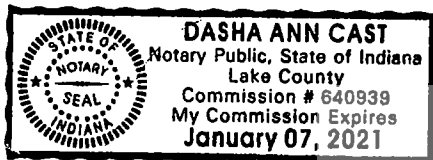
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

18.1  
CASH  
DM

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared James C. Walton, Sr. , and acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of April, 2015.



Notary's Signature: Dasha Cast  
Notary's Printed Name: Dasha Cast

Notary's County of Residence: Lake

Notary's Commission Expires: 1/7/2021

After recording return to: Antwauin M. Sangster  
3828 VIRGINIA ST  
GARY IN 46409-1544

Mailing Address of Grantee: 3828 VIRGINIA ST  
GARY IN 46409-1544

The foregoing Quitclaim Deed was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366). No title insurance commitment was referenced.

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. Chris Fox