

24

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 JAN 20 AM 9:28

MICHAEL B. BROWN
RECORDER

2016 003031

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 515090330-40888603

Name & Address of Taxpayer:
JAMES PETREE
3331 KENWOOD STREET
HAMMOND, IN 46323

Tax ID No.: ~~33-223-35~~
~~45-07-03-352-037-000-023~~

Document is

NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

QUIT CLAIM DEED

THIS DEED made and entered into on this 14 day of Dec., 2015, by and between **JAMES W. PETREE, AN UNMARRIED MAN**, a mailing address of 3331 KENWOOD STREET, HAMMOND, IN 46323 **AND LEEANN R. HOWELL, F/K/A LEEANN R. PETREE, AN UNMARRIED WOMAN**, a mailing address of 9022 COTTAGE GROVE AVE., HIGHLAND, IN 46322, **WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, hereinafter referred to as Grantor(s) and **JAMES W. PETREE, AN UNMARRIED MAN**, a mailing address of 3331 KENWOOD STREET, HAMMOND, IN 46323, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for Love and Affection, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in LAKE County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3331 KENWOOD STREET, HAMMOND, IN 46323

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 98011125, Recorded: 02/17/1998

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: J

010415

22.00
M.E
#110205

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JAN 19 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Tax ID No.: 33-223-35

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James Petree / James W. Petree
JAMES PETREE, A/K/A JAMES W. PETREE

State of Indiana
County of Lake

Before me, the undersigned, a Notary Public in and for said county and state personally appeared JAMES PETREE, A/K/A JAMES W. PETREE, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 13 day of December, 2015.

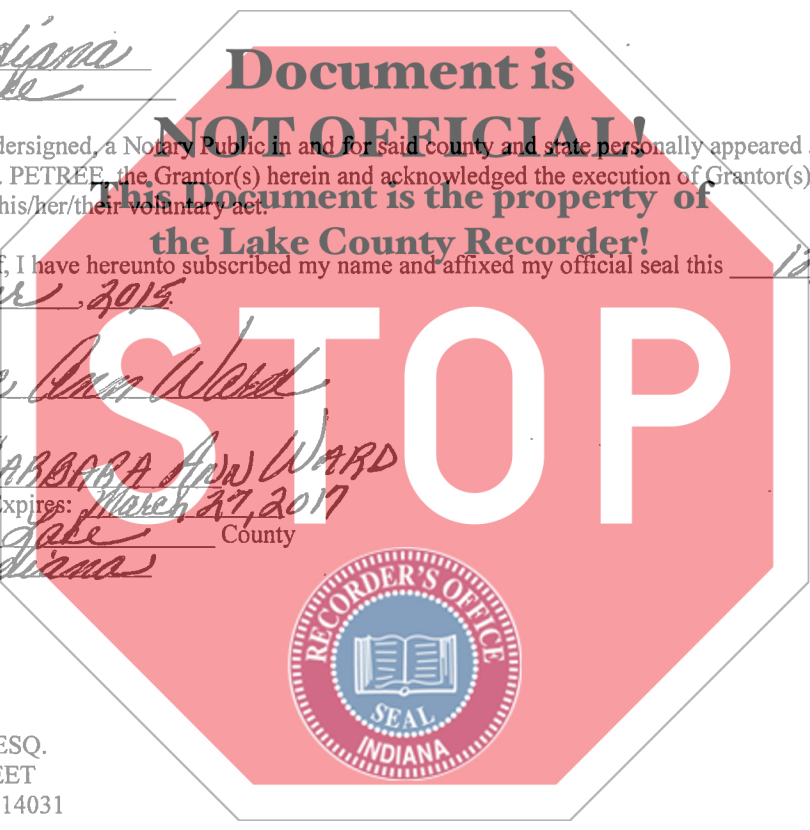
Barbara Ann Ward
Notary Public

Printed Name: BARBARA Ann WARD
My Commission Expires: March 27, 2017
A Resident of Lake County
State of Indiana

Prepared by:
LISA CAPITOS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

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.

LISA CAPITOS, ESQ.



Tax ID No.: 33-223-35

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Leeann Howell / Leeann Petree

LEEANN R. HOWELL, F/K/A LEEANN R. PETREE

State of Indiana
County of Lake

Before me, the undersigned, a Notary Public in and for said county and state personally appeared LEEANN R. HOWELL, F/K/A LEEANN R. PETREE, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 13 day of December, 2015.

Barbara Ann Ward
Notary Public

Printed Name: BARBARA ANN WARD
My Commission Expires: March 27, 2017
A Resident of Lake County
State of Indiana

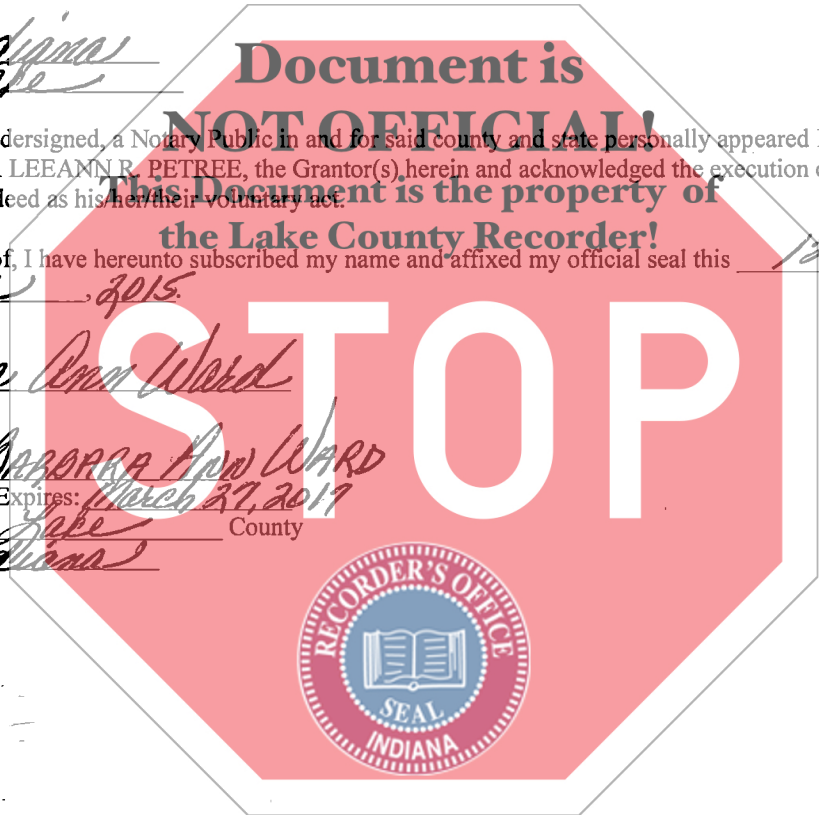


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 35 IN BLOCK 2 IN EASTGATE SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED APRIL 28, 1954 IN PLAT BOOK 30 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO SPECIAL ASSESSMENT, PAST AND CURRENT YEAR REAL ESTATE TAXES TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

APN: 33-223-35

PROPERTY COMMONLY KNOWN AS 3311 WOODBURN HAMMOND, IN 46323

