

QUITCLAIM DEED

This Indenture Witnesseth, that Sondra Gross (Grantor) of Lake County, Indiana, **QUITCLAIMS** to Evelyn Avant (Grantee) resident of 4305 W. 25th Place, Gary, Lake County, Indiana 46404, **for and in consideration of** no Dollars (\$0.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, her undivided 1/2 interest in the following described **Real Estate** in Lake County, State of Indiana, to-wit:

Commonly known as: 4305 W. 25th Place, Gary, IN 46404

Legally Described as: Lot 42, as marked and laid down on the recorded plat of Oak Meadows Second Addition to Gary, Lake County, Indiana as the same appears of record in Plat Book 26, page 73, in the Recorder's Office of Lake County, Indiana.
(Abbreviated: Second Add. to Oak Meadow All Lot 42)

Property Number: 45-08-18-302-020.000-003

Conveyance of this Real Estate is "AS IS" and "WHERE IS" as to condition and location.

Subject to:

- 1) 2015 property taxes payable 2016 and assessments, and all property taxes, penalties, interest, and assessments that become due thereafter;
- 2) All back property taxes, penalties, and interest that may become due at any time;
- 3) All easements, covenants, conditions, restrictions, limitations, liens, encumbrances, and any other matters of record.

Return this Quitclaim Deed after recording and mail all tax bills, assessments, and any other correspondence related to this Real Estate on or after the date of this Quitclaim Deed

Grantee: Evelyn Avant, 4305 W. 25th Place, Gary, IN 46404

In Witness Whereof, that Sondra Gross as Grantor has hereunto set her hand this _____ day of July 2016

Sondra Gross
Sondra Gross, Grantor

NADIA MUHAMMAD
Notary Public - Seal
State of Indiana
My Commission Expires Mar 2, 2018

STATE OF INDIANA, Lake County, ss: **Came before me this** 28th day of July 2016, Sondra Gross as Grantor and **acknowledged the execution of the foregoing instrument.**

Witness my hand and official seal.

My Commission expires: 3-2-18
Resident of: Porter County, Indiana

Nadia Muhammad
Notary Public
JOHN E. PETALAS
LAKE COUNTY AUDITOR

"I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law." *Nadia Muhammad* (Notary Public)

This instrument prepared by: Sondra Gross as Grantor

nc
\$17.00
M.E
CASH

2016 05 30 03

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDS
2016 AUG 24 AM 10:52
MICHAEL B. BROWN
RECORDER

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2016

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *[Signature]*

