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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 009108

2017 FEB 10 AM 10:16

MICHAEL B. BROWN
RECORDER

Property Address:
4232 & 4236 Grover Street
Hammond, IN 46327

Tax ID No. 007-26-33-0059-0040 & 41

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 6 day of February, 2017
by **J & S INVESTORS, LLC**, whose address is 8325 Walnut Drive, Munster, IN
46321, hereby called Grantor, to **Jazmin Villacana, as Trustee or the Successor**
Trustees under GROVER TRUST, Dated January 27, 2017,
whose address is 8325 Walnut Drive, Munster, IN 46321, hereby called Grantee:

**This Document is the property of
the Lake County Recorder!**

For \$1.00 and other valuable consideration, receipt of which is hereby
acknowledged, **J & S INVESTORS, LLC**, now holding title to the below
described property does now hereby remise, release and forever **QUITCLAIM**
any and all interest it may have in said real property, situated in Lake County, in
the State of Indiana subject to all taxes, covenants, conditions, reservations,
assessments, restrictions, mortgages, liens, rights of way and easements of record,
of whatsoever kind and nature to:

**JAZMIN VILLACANA, AS TRUSTEE
OR THE SUCCESSOR TRUSTEES UNDER
GROVER TRUST,**

DATED January 27, 2017

the following described real estate in Lake County, in the State of Indiana:

LOTS 37 AND 38 IN BLOCK 8, AS MARKED AND LAID DOWN ON
THE RECORDED PLAT OF J. WM. ESCHENBURG'S STATE LINE
ADDITION TO HAMMOND, IN LAKE COUNTY, INDIANA, AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 2, IN THE
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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010871

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 10 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

\$20
Cash
GP

Subject to covenants and restrictions, easements and building lines as contained in plat of subdivision and as contained in all other documents of record; and real estate taxes and assessments for the current year and subsequent years which grantee herein assumes and agrees to pay.

Parcel Numbers: 45-02-25-130-031.000-023 and 45-02-25-130-032.000-023

The address of such real estate is commonly known as 4232 & 4236 Grover Street, Hammond, IN 46327

This instrument prepared by Grantor, J & S INVESTORS, LLC, 8325 Walnut Drive, Munster, IN 46321

Tax Mailing Address: 8325 Walnut Drive, Munster, IN 46321

After recording, return to Grantee at: 8325 Walnut Drive, Munster, IN 46321

Prior instrument reference: _____ filed for record on _____

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

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IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

[Handwritten Signature]
On behalf of, **J & S INVESTORS, LLC**

ACKNOWLEDGMENT

State of Indiana)

) ss.:

County of Lake)

On February 14, 2017 before me the undersigned, a Notary Public, in and for said County and State personally appeared Sara V. [Redacted] ~~This Document is the property of J & S INVESTORS, LLC, proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.~~

WITNESS MY HAND AND OFFICIAL SEAL

[Handwritten Signature]
Notary Public
My Commission Expires: _____

JENNIFER R. BOYCE-CANFIELD
Notary Public - Seal
State of Indiana
Porter County
My Commission Expires Mar 23, 2023



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.

By: *[Handwritten Signature]*

Print Name: SARA V. [Redacted] (#27362-69)