

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088074

2017 DEC 28 AM 8:37

MICHAEL B. BROWN
RECORDER

AFTER RECORDING RETURN TO:

Return/Mail to: NCS / PTC
9087 Foothills Blvd, Ste 700
Roseville, CA 95747

File No. 17-624299

MAIL TAX STATEMENTS TO GRANTEE:

Luis R. Ayala
944 Van Buren Avenue
Dyer, IN 46311

Parcel ID No.: 45-10-01-404-021-000-034



THIS DEED made and entered into on this 11 day of December, 2017, by and between **Luis R. Ayala A/K/A Luis R. Ayala, Jr., an unmarried man** whose address is 944 Van Buren Avenue, Dyer, IN 46311, hereinafter referred to as Grantor(s) and **Luis R. Ayala, an unmarried man** whose address is 944 Van Buren Avenue, Dyer, IN 46311, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of love and affection, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 944 Van Buren Avenue, Dyer, IN 46311

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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.

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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43820

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

ckc 25
30161
D

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

Luis R Ayala A/K/A Luis R Ayala Jr
Luis R. Ayala A/K/A Luis R. Ayala, Jr.

STATE OF Indiana
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Luis R. Ayala A/K/A Luis R. Ayala, Jr., 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 11 day of December, 2019

Angela Manfre
Notary Public
Printed Name: Angela Manfre
My Commission Expires: 08-02-2020
A Resident of Lake County, State of Indiana



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:
ADAM WILLFOND, ESQ.
2552 Central Avenue
Indianapolis, IN 46205
7166343405

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.

u
ADAM WILLFOND, ESQ.
2552 Central Avenue
Indianapolis, IN 46205
7166343405

Tara Reel
TARA REEL

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Indiana, County of Lake, described as follows:

Lot 325 in Northgate Fifth Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 42, Page 1, in the office of the Recorder of Lake County, Indiana.

APN: 45-10-01-404-021.000-034

