

2019 037187

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 JUN 20 AM 10:06

MICHAEL B. BROWN  
RECORDER

AFTER RECORDING RETURN TO:

Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL190015775LD

MAIL TAX STATEMENTS TO GRANTEE  
Hattie Walton and Sterling E. Walton  
6916 Hemlock Ave  
Gary, IN 46403

Parcel ID No.: 45-05-32-327-019,000-0074

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 29<sup>th</sup> day of May, 2019, by and between **Hattie Walton**, whose address is 6916 Hemlock Ave, Gary, IN 46403, hereinafter referred to as Grantor(s) and **Hattie Walton and Sterling E. Walton, wife and husband**, whose address is 6916 Hemlock Ave, Gary, IN 46403, 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: 6916 Hemlock Ave, Gary, IN 46403

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

Prior instrument reference: Instrument Number 99099386, Recorded: 12/02/1999

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".

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 10 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25500

#2500  
#13388767  
E [Signature]

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

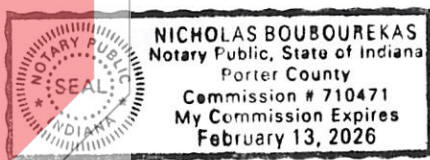
Hattie Walton  
Hattie Walton

STATE OF IN  
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Hattie Walton, 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 29th day of May, 2020, the Lake County Recorder!

Notary Public  
Printed Name: Nicholas Boubourekas  
My Commission Expires: 02/13/2026  
A Resident of Porter County, State of IN



No title exam performed by the preparer. Legal description and party's names provided by the party.

Prepared by:  
Ryan P. Worden, Esq.  
1111 E 54th Street, Suite 120  
Indianapolis, IN 46220  
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.

RYAN P. WORDEN, ESQ.

103296107

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.

*Katherine Fudge*

Signature of Declarant

KATHERINE FUDGE

Printed Name of Declarant

THIS INSTRUMENT PREPARED BY:

Katherine Fudge  
Closing USA, LLC  
7665 Omnitech Pl  
Victor, NY 14564  
585-433-7012

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NOT OFFICIAL!**

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**STOP**



**LEGAL DESCRIPTION**

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

PART OF LOTS 12 AND 13 IN BLOCK "E" IN GARY BEACH 2ND SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARTS DESCRIBED IN ONE TRACT AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13, WHICH IS 10 FEET EASTERLY OF THE SOUTHWEST CORNER OF THE SAID LOT 13;

THENCE NORTHWESTERLY ALONG A LINE WHICH IS PARALLEL TO THE NORTHEASTERLY LINE OF THE SAID LOT 13, A DISTANCE OF 112.5 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID LOTS 12 AND 13;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 60.78 FEET TO A POINT;

THENCE SOUTHEASTERLY ALONG A LINE WHICH IS PARALLEL TO THE NORTHEASTERLY LINE OF THE SAID LOT 13, A DISTANCE OF 91.75 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY LINE OF THE SAID LOT 12, WHICH IS 50 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 60 FEET TO THE PLACE OF BEGINNING.

Tax ID/APN#: 45-05-32-327-019.000-004

