

2020-048956

2020 Jul 30

9:15 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

# QUITCLAIM DEED

2

THIS INDENTURE WITNESSETH, that WindGate Properties LLC, an Indiana Limited Liability Company, with its principal place of business in Fayette County, Indiana, hereinafter referred to as "Grantor",

CONVEYS AND QUITCLAIMS, to Yenifer Z Abrego Guzman, hereinafter referred to as "Grantees", for the consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following lands and property with improvements thereon commonly known as **4808 Homerlee Ave. East Chicago, County of Lake, State of Indiana**, to-wit:

**Brief Legal:** SUBDIV W 3/7 SW S29 T37 R9 ALL L3 BL23

**Full Legal:** Lot 3, in Block 23, in a Subdiviison of that part of the west 3/7ths of the Southwest Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, lying south of Chicago Avenue, in the City of East Chicago, as per Plat thereof, Recorded in Plat Book 2 Page 41, in the Office of the Recorder of Lake County, Indiana.

**Property ID#:** 45-03-29-357-032.000-024

**Prior instrument reference:** Instrument # 2019-022073, in the office of the Recorder of Lake County, Indiana.



**SUBJECT TO** all conditions, restrictions, limitations, assessments, rights-of-way, easements, protective covenants and mineral reservations, of record, if any, affecting said real estate.

**TO HAVE AND TO HOLD** the same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. All taxes and assessments which become due and payable November 10, 2020 and thereafter shall be paid by the Grantees.

No evidence or opinion of title has been requested of or provided by the law firm preparing this document regarding hereinbefore described real estate.

Grantor certifies that the undersigned Attorney was authorized by Grantor's resolution to sign this Deed and all other action on behalf of Grantor to approve and authorize the conveyance of the real estate.

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 29 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

002597

25-  
6256  
ck. D

Property ID#: 45-03-29-357-032.000-024

IN WITNESS WHEREOF, Wayne Greeson, Attorney for said Grantor, WindGate Properties LLC, has hereto caused this deed to be executed this ~~18th~~ day of July, 2020.

by: Wayne Greeson Attorney for WindGate  
Wayne Greeson Attorney for WindGate Properties LLC, Grantor

EXECUTED AND DELIVERED in my presence:

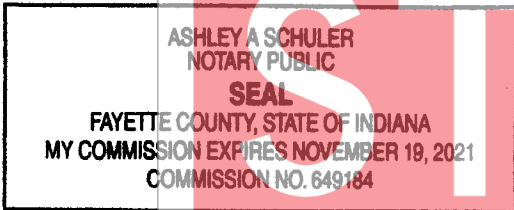
Nancy D. Kinder Witness' Signature  
Witness: Nancy D. Kinder Witness' Print

(SEAL)

STATE OF INDIANA )  
COUNTY OF FAYETTE ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Nancy D. Kinder, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Wayne Greeson Attorney for WindGate Properties LLC, Grantor, in the above-name subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and Notarial Seal, this ~~18th~~ day of July, 2020



Ashley A. Schuler  
Ashley A. Schuler Notary Public

Grantor's name, address:  
WindGate Properties LLC,  
P.O. Box 354  
Connersville, IN 47331

Grantees' name, address:  
Yenifer Z Abrego Guzman  
4829 Ash Ave.  
Hammond, Indiana 46327

Instrument prepared by:  
Richard Wayne Greeson  
Richard Wayne Greeson, Attorney #12644-98:  
"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." Richard Wayne Greeson



SEND ALL TAX STATEMENTS TO GRANTEEES

