

NOT AN OFFICIAL DOCUMENT

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Property of Lake County Recorder

GINA PIMENTEL
RECORDER
2021-032002
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
8:57 AM 2021 Apr 14

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

1/4

RECORDING COVER PAGE

PROPER TITLE FILE: INPT20-63906W

DOC TYPE: QUIT CLAIM DEED

PROPERTY ADDRESS: 3437 E 163rd Street
HAMMOND IN 46323

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GINA PIMENTEL
RECORDER
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LIMITED LIABILITY COMPANY QUITCLAIM DEED

This indenture witnesseth that Post Properties, LLC-3437 E 163 an Illinois Series Limited Liability Company ("Grantor"),

Releases and Quitclaims to Terri Newell, a married person, being over the age of eighteen (18) years ("Grantee"), for \$0 and no consideration, the following real estate in Lake County in the State of Indiana, to wit:

LOT 36 IN BLOCK 1, EASTGATE SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 3437 E 163rd Street, Hammond, IN 46323

Tax Identification No.: 45-07-03-376-009.000-023

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.
Subject to all easements, covenants, conditions and restrictions of record.

The undersigned person(s) executing this deed represent(s) and certify(certifies) on behalf of the Grantor, that (each of) the undersigned has been fully empowered by the Articles of Organization and/or the Operating Agreement of Grantor, to execute and deliver this deed, that the Grantor is a series limited liability company in good standing in the State of its origin and, where required, in the state where the subject real estate is situate; that the Grantor has full legal capacity to convey the real estate described, and that all necessary action for the making of this conveyance has been duly taken.

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 13 2021

REAL2020.11|Newell, 3437 E 163 INPT20-63906W.doc
Created on 11/7/2020 12:37 PM

Proper Title, LLC
Proper Title, LLC
1530 E. Dundee Rd, Ste 2060
Palatine, IL 60074

JOHN E. PETALAS
LAKE COUNTY AUDITOR

INPT20-63906W



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Dated this 10 day of November, 2020.

Post Properties, LLC-3437 E 163

By: _____

TERRI NEWELL
Manager
(printed name & office)

By: _____

(printed name & office)

The person(s) signing this deed ("Grantor") acknowledges that Terry A. Stauffer ("Attorney"), has been retained for extremely limited purpose of preparing this document to transfer title to real estate based solely on information provided to Attorney by a third party title insurance company. Grantor has been advised that the transfer of real estate can have significant legal and tax consequences, and Grantor should consult with their attorney, accountant and other advisors prior to executing this deed.

THIS CONVEYANCE IS FOR NO ECONOMIC CONSIDERATION AND NO MONEY IS CHANGING HANDS. THEREFORE A SALES DISCLOSURE FORM 46021 IS NOT REQUIRED.

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STATE OF Illinois, COUNTY OF Cook)

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____ and Terrri Newell, the Grantee and Terrri Newell, Grantor, respectively, of **Post Properties, LLC-3437 E 163 an Illinois Series Limited Liability Company**, who acknowledged the execution of the above and foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal this 10 day of November, 2020.

My Commission Expires: _____
Leon Vaughn, Notary Public
Resident of Cook County
2-11-2024

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. Terry A. Stauffer.

This instrument prepared by: Terry A. Stauffer, 3484 Stellhorn Rd., Ft. Wayne, IN 46815. 260-312-3778

Grantee's Mailing Address for tax bills: 1311 41st St, La Grange, IL 60525
+ recorded deed
Grantee's street address if different than Mailing Address: _____
c/o Terrri Newell.



Proof Form with Witness Signature Area and Related Notarial Certificate

EXECUTED AND DELIVERED in my presence:

Janet Bogert [Witness' Signature]
Witness: Janet Bogert [Witness' Printed Name]

STATE OF Illinois, COUNTY OF Cook

Before me, a Notary Public in and for said County and State, personally appeared:

JANET BOGERT [Witness' Name], being known or proved 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:
Grantee and Terris Newell, the
Grantee and Terris Newell, Grantor, respectively,
of **Post Properties, LLC-3437 E 163 an Illinois Series Limited Liability Company** in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 10 day of November, 2020.

My Commission Expires: 2-11-2024
Leon Vaughn, Notary Public
Resident of Cook County



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LOT 36 IN BLOCK 1, EASTGATE SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 30, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
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Hammond IN 46323

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