

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-032008

8:57 AM 2021 Apr 14

## LIMITED LIABILITY COMPANY QUITCLAIM DEED

This indenture witnesseth that Post Properties, LLC-6347 Nebraska 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:

THE NORTH 13 1/2 FEET OF VACATED 8TH AVENUE, LYING BETWEEN NEBRASKA AVENUE, AND THE NORTH AND SOUTH ALLEY EAST OF NEBRASKA AVENUE, ALL LOT 25, EXCEPT THE VACATED 8TH AVENUE, AND ALL LOT 26, EXCEPT THE NORTH 17 1/2 FEET THEREOF, IN BLOCK 1, IN I. F. PRITCHARD'S 2ND ADDITION, TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11 PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 6347 Nebraska Avenue, Hammond, IN 46323

INPT20-63908W

Tax Identification No.: 45-07-03-452-013.000-023

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**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 situated, 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

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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Dated this 10 day of November, 2020.

**Pdst Properties, LLC-6347 Nebraska**

By: TERRI NEWELL

By: \_\_\_\_\_

TERRI NEWELL, Manager  
(printed name & office)

\_\_\_\_\_  
(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 Terri Newell, the Grantee and Terri Newell, Grantor, respectively, of **Post Properties, LLC-6347 Nebraska 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: 2-11-2024  
Leon Vaughn, Notary Public  
Resident of Cook County

*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  
Grantee's street address if different than Mailing Address: \_\_\_\_\_



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## 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 Terri Newell, the  
Grantor and Terri Newell, Grantor, respectively,  
of **Post Properties, LLC-6347 Nebraska 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  
Leon Vaughn, Notary Public  
Resident of Cook County

