

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 8021-5207, 1

2021-5328-07

STATE OF INDIANA

10/12/2021 08:40AM

LAKE COUNTY

Total Fees: 25.00

FILED FOR RECORD

By: RM

GINA PIMENTEL

Pg #: 8

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

File Number: 20101237R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-08-05-151-020.000-004

QUITCLAIM DEED

Brenda Matheny FKA Brenda Jolly, married, joined by new spouse **Robert Matheny**, whose mailing address is 342 Chase St., Gary, In 46404, and **Lashundra Neely**, unmarried, whose mailing address is **354 Chase Street, Gary, IN 46404**, a formerly married couple who are now divorced, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and quitclaim to **Lashundra Neely**, unmarried, hereinafter grantee, whose tax mailing address is **354 Chase Street, Gary, IN 46404**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND DESCRIBED AS FOLLOWS:

LOT 20, BLOCK 3, L. I. COMB & SON'S THIRD SUBDIVISION IN THE CITY OF GARY, IN PLAT BOOK 27 PAGE 96, IN LAKE COUNTY, INDIANA.

KEY NUMBER: 42-314-20.

BEING THE SAME PREMISES CONVEYED UNTO BRENDA JOLLY AND LASHUNDRA NEELY, BY VIRTUE OF OTHER FROM FLORENCE DORETHIA CATHEY-JOHNSON, DATED AUGUST 26, 2004, RECORDED AUGUST 26, 2004, IN INSTRUMENT: 2004-073119.

Property Address is: 354 Chase Street, Gary, IN 46404

No Sales Disclosure Needed

Oct 08 2021

By: MH

Office of the Lake County Assessor

Seller makes no representations or warranties, of any kind or nature whatsoever, other

than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

County of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5207, 1

STATE OF INDIANA)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared _____ [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 **Brenda Matheny FKA Brenda Jolly** in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 21 day of September, 2021.

[Signature] [Notary Public's Signature]

Lolita L Ransom [Notary Public's Printed Name]

Notary Public's commission number ND0727144, seal,

commission county of residence or employment Lake
commission expiration date 06/10/2028

IN WITNESS WHEREOF, Grantor has executed this deed this 21 day of September, 2021:



Notary of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5207, 15

STATE OF INDIANA)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared _____ [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 **Robert Matheny** in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 21 day of September, 2021.

[Signature] [Notary Public's Signature]

Lolita L Ransom [Notary Public's Printed Name]

Notary Public's commission number NP0727144
, seal,

commission county of residence or employment Lake
commission expiration date 08/10/2028

IN WITNESS WHEREOF, Grantor has executed this deed this 21 day of September, 2021:



Property of Lake County Recorder

STATE OF INDIANA)
) SS:
 COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared _____ [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 **Lashundra Neely** in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 21 day of September, 2021.

[Signature] [Notary Public's Signature]

Lolita L. Ransom [Notary Public's Printed Name]

Notary Public's commission number NP0027141
 , seal,



commission county of residence or employment Lake
 commission expiration date 08/10/2028

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.

[Signature]
 By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Lashundra Neely
Lashundra Neely

EXECUTED AND DELIVERED in my presence:

Witness: _____

STATE OF Indiana)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared **Lashundra Neely** who acknowledged the execution of the foregoing instrument.
Witness my hand and Notarial Seal this 21 day of September, 2021

Lolita L. Ransom [Notary Public's Signature]

Lolita L. Ransom [Notary Public's Printed Name]

Notary Public's commission number NP0721144

Seal
commission county of residence or employment Lake
commission expiration date 06/10/2028



Property of Lake County Recorder