

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2022 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-508016
02/23/2022 02:06 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 553439977-71131118

MAIL TAX STATEMENTS TO GRANTEE:
Carlos Aleman
9606 Erie Street
Highland, IN 46322

Parcel ID No.: 45-07-14-402-013.000-003

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of February, 2022, by and between **John P. Sims**, a mailing address of 4928 West 24th Avenue, Gary, IN 46406, hereinafter referred to as Grantor(s) and **Carlos Aleman**, a mailing address of 9606 Erie Street, Highland, IN 46322, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), by Love and Affection, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Lake County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2540 East Oakwood Drive, Gary, IN 46406

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 2019024169, Recorded: 04/26/2019.

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

No Sales Disclosure Needed
Feb 23 2022
By: FGR
Office of the Lake County Assessor

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



John P. Sims

State of INDIANA
County of LAKE

Before me, the undersigned, a Notary Public in and for said county and state personally appeared John P. Sims, 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 11 day of February, 2022.



Notary Public

Printed Name: Tremell Williamson
My Commission Expires: 9/25/2026
A Resident of LAKE County
State of INDIANA



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.

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State of INDIANA)
County of LAKE) SS

EXECUTED AND DELIVERED in my presence:

[Signature]
Witness Signature

[Signature]
Witness Name

Before me, a Notary Public in and for said County and State, this 11 day of February, 2022, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Grantor to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My Commission Expires: 9-25-2028

[Signature]
Notary Public

NOTARY SEAL:



Property of Lake County Recorder

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EXHIBIT A
LEGAL DESCRIPTION

The following described real property situated in Lake County, Indiana, to-wit:

Lot 2 in Block 3 in A.A. Lewis & Co.'s Oak Wood Subdivision, as per plat thereof, recorded in plat book 23, page 5, in the office of the Recorder of Lake County, Indiana.

APN: 45-07-14-402-013.000-003

PROPERTY COMMONLY KNOWN AS: 2540 East Oakwood Drive, Gary, IN 46406

Property of Lake County Recorder