

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2023 GM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-517563  
06/07/2023 01:25 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

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. 565276669-77564233

MAIL TAX STATEMENTS TO GRANTEE:  
Lorraine Mosley  
2967 West 20th Avenue  
Gary, IN 46404

Parcel ID No.: 45-08-08-353-003.000-004

## QUIT CLAIM DEED

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

THIS DEED made and entered into on this 5<sup>th</sup> day of June, 2023, by and between **Lorraine Mosley, unmarried**, a mailing address of 2967 West 20th Avenue, Gary, IN 46404, hereinafter referred to as Grantor(s) and **Lorraine Mosley, as trustee of The Lorraine Mosley Living Trust, dated February 17, 2023, and any amendments thereto**, a mailing address of 2967 West 20th Avenue, Gary, IN 46404, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for 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: 2967 West 20th Avenue, Gary, IN 46404

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

Prior instrument reference: Document Number: 1998-022991, Recorded: 04/02/1998

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).

No Sales Disclosure Needed  
Jun 07 2023  
By: JD  
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.

*Deborah E. Bennett, Attorney-in-Fact for Lorraine Mosley*

Lorraine Mosley by Deborah E. Bennett, her Attorney-in-Fact, as evidenced in a Durable Power of Attorney recorded 02/17/2023 under Instrument No. 2023-005828

State of Indiana  
County of Lake

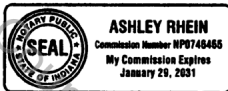
Before me, the undersigned, a Notary Public in and for said county and state personally appeared Deborah E. Bennett Attorney-in-Fact for Lorraine Mosley, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 5<sup>th</sup> day of June, 2023.

*Ashley Rhein*

Notary Public

Printed Name: Ashley Rhein  
My Commission Expires: January 29, 2031  
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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EXHIBIT A  
LEGAL DESCRIPTION

The following described real estate located in Lake County, Indiana, more particularly described as follows:

Lots 16, 17 and 18, Block 2, W. G. Wright's First Addition to Gary as shown in Plat Book 9, Page 21, in Lake County, Indiana.

APN: 45-08-08-353-003.000-004

PROPERTY COMMONLY KNOWN AS: 2967 West 20th Avenue, Gary, IN 46404

Property of Lake County Recorder