

NOT AN OFFICIAL DOCUMENT

TRUSTEE'S QUITCLAIM DEED

This Indenture Witnesseth, that Sondra Gross – Trustee U-T-A dated October 16, 1981 of Lake County, in the State of Indiana, Quitclaim to Leslie C. Ward resident of 4664 W. 21st Ave., Gary, Lake County, Indiana 46406, **for and in consideration** of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described **Real Estate** in Lake County in the Sate of Indiana, to-wit:

Commonly known as: 2688 Polk St., Gary IN 46407

Legally described as: Lot 42 and 43, Block 1, Garfield Park, in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 16, in the Office of the Recorder of Lake County, Indiana (Abbreviated: Garfield Park L.43 & L.42 BL.1)

Property Number: 45-08-16-338-025.000-004

Conveyance of this Real Estate is “AS IS” and “WHERE IS” as to condition and location.

Subject to:

- 1) 2022 Fall (November) property taxes payable 2023 and assessments, and all property taxes, penalties, interest, and assessments that become due thereafter;
- 2) All back property taxes, penalties, and interest that may become due **REVERTED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER** reason at any time;
- 3) All easements, covenants, conditions, restrictions, limitations, liens, encumbrances, and any other matters of record.

JUL 21 2023

Return this Deed after recording and mail all tax bills, assessments, and any other correspondence related to this Real Estate on or after the date of this Deed to: PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

Leslie C. Ward, 4664 W. 21st Ave., Gary, Indiana 46406

In Witness Whereof, that Sondra Gross – Trustee U-T-A dated 10/16/1981 has hereunto set her hand this 17th day of July, 2023:

Sondra Gross - Trustee U-T-A dated 10/16/1981
Sondra Gross – Trustee U-T-A dated 10/16/1981

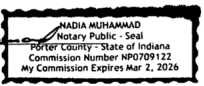
STATE OF INDIANA, Lake County, ss:

Came before me this 17th day of July, 2023
Sondra Gross – Trustee U-T-A dated 10/16/1981 and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires: 3.2.2026
Resident of: Polk County, Indiana

Nadia Muhammad
Notary Public



“I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.” n/a

This instrument prepared by: Sondra Gross – Trustee U-T-A dated 10/16/1981

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LF

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2023-018662
1:02 PM
2023 Jul 21

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Property of Lake County Recorder