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NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
 RECORDER
2023-028247
 STATE OF INDIANA
 LAKE COUNTY
 RECORDED AS PRESENTED 1:57 PM 2023 Oct 6

AFTER RECORDING RETURN TO:
GODEEDS, INC.

Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 568367427-79375259

MAIL TAX STATEMENTS TO GRANTEE:
Razvan Marian Bancos
6801 Forest Avenue
Gary, IN 46403

Parcel ID No.: 45-05-31-427-003.000-004

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 06th day of October, 2023, by and between **David Richard Potesta and Razvan Marian Bancos, as joint tenants with right of survivorship**, hereinafter referred to as Grantor(s) and **Razvan Marian Bancos, a married man**, a mailing address of 6801 Forest Avenue, Gary, IN 46403, 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: 6115 Hemlock Avenue, Gary, IN 46403

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

Prior instrument reference: Document Number: 2020-066922, Recorded: 09/22/2020

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).

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 06 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



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cc
LK

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

David Richard Potesta
David Richard Potesta

Razvan Marian Bancos
Razvan Marian Bancos

State of Indiana
County of LAKE

Before me, the undersigned, a Notary Public in and for said county and state personally appeared David Richard Potesta and Razvan Marian Bancos, 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 6th day of October, 2023

Felita Hopkins
Notary Public
Printed Name: Felita Hopkins
My Commission Expires: April 4th 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 property located in Lake County, Indiana, described as:

Geo. H. Wilson 2nd Sub. BL.3 E.1/2 of Lot 21 All Lots 22&23

APN: 45-05-31-427-003.000-004

PROPERTY COMMONLY KNOWN AS: 6115 Hemlock Avenue, Gary, IN 46403

Property of Lake County Recorder