

02-1-34-41
07/16/2023 10:06 AM
TOTAL FEES: 20.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: JAS
PG #: 2
RECORDED AS PRESENTED

Oct 17 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE QUITCLAIM DEED

This Indenture Witnesseth, that Horace Mann Ambridge Neighborhood Improvement Organization, Inc., which inadvertently acquired title as Horace Mann Ambridge Improvement Organization, a corporation organized and existing under the laws of the State of Indiana ("Grantor"), by Ziri Smith, its Secretary, QUITCLAIMS FOR THE SUM OF \$1.00 to CLS Consulting Group, Inc. ("Grantee") of the State of Illinois, the following real estate in Lake County, State of Indiana, commonly known as 1020 W. 5th Avenue, Gary, IN 46402, and more particularly described as:

All of Lot 5, East 1/2 of Lot 4, Block 95, Gary Land Company's 1st Subdivision, as shown in plat book 6, page 15, recorded in the Office of the Lake County Recorder, Lake County, Indiana.

Parcel No. 45-08-04-182-032.000-004

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

Horace Mann Ambridge Neighborhood Improvement Organization, Inc. inadvertently acquired title as Horace Mann Ambridge Improvement Organization. The undersigned hereby attests and affirms that the Grantor's true and correct name is Horace Mann Ambridge Neighborhood Improvement Organization, Inc.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are a duly elected officer or representative of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 21st day of

August, 2023.

Horace Mann Ambridge Neighborhood Improvement Organization, Inc., which inadvertently acquired title as Horace Mann Ambridge Improvement Organization

BY: 

Ziri Smith
Secretary

No Sales Disclosure Needed
Oct 17 2023
By: JD
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Zirl Smith, as Secretary of Horace Mann Ambridge Neighborhood Improvement Organization, Inc., which inadvertently acquired title as Horace Mann Ambridge Improvement Organization, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of August, 2023.

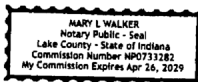
Signature Mary L Walker, Notary Public

Printed: Mary L Walker

My Commission Expires: April 26, 2029

My County of Residence is: Lake

File No. IN2305423



The prepared deed is not a statement or abstract by the preparer as to the status of title. Preparer did not represent grantor or grantee, and no responsibility is assumed by preparer. Assent to this disclaimer is made by grantor's execution and grantee's acceptance of the instrument.

Prepared by and return deed to:

Rose K. Kleindl, Esq.

Near North Title Group, 865 W. Carmel Drive, Suite 110, Carmel, IN 46032

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, Rose K. Kleindl.

Grantee mailing address and please send tax statements/notices to:

1020 W. 5th Avenue, Gary, IN 46402