

Please send tax statements to Grantee's Address:

TMC CAPITAL LLC  
2106 MORTHLAND DR, STE 1060  
VALPARAISO, IN 46383

### QUIT CLAIM DEED

The Grantor, Yvonne Sanders and Henry C. Peterson Jr, quit claims and conveys to Grantee, TMC CAPITAL LLC, an Indiana Limited Liability Company located at 2106 Morthland Dr, Ste 1060 Valparaiso, IN 46383, for the sum of ONE DOLLARS (\$1), all interests in the following real estate in the County of Lake, in the State of Indiana, to wit:

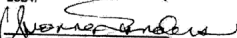
PROPERTY ID NUMBER: 45-03-22-478-019.000-024

COMMON DESCRIPTION: 3924 HAWTHORNE STREET, EAST CHICAGO, IN 46312

LEGAL DESCRIPTION: LOT 27 IN BLOCK 3 IN INLAND SUBDIVISION TO EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The Grantor attests for the Grantee and the Grantee's heirs and assigns that at and until the ensembling of these presents, the Grantor is well seized of the above-described premises, as a good and indefeasible estate in fee simple, and has good right to convey the same in the manner and form above written and to and to forever warrant and defend the title to the said lands against all claims whatsoever.

IN WITNESS WHEREOF the Grantor has executed this deed on the 17 day of Jan 20 2024

  
Grantor's Signature

  
Grantor's Signature

YVONNE SANDERS  
Grantor's Printed Name

HENRY C. PETERSON JR  
Grantor's Printed Name

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 25 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

# NOT AN OFFICIAL DOCUMENT

## NOTARY ACKNOWLEDGMENT

Before me, a Notary Public in and State of Georgia and County of Gwinnett, personally appeared **YVONNE SANDERS**, who acknowledged the execution of the foregoing Quit Claim Deed, and who, Witness my hand and Notarial Seal this 17th of January, 2024.

Signature: [Signature] Notary Public

Printed Name: LITANYA R. HALL

Resident of Gwinnett County

My Commission expires on August 14, 2025  
Commission # V-00512511



Before me, a Notary Public in and State of Indiana and County of Lake, personally appeared **HENRY C. PETERSON JR.**, who acknowledged the execution of the foregoing Quit Claim Deed, and who, Witness my hand and Notarial Seal this 17th of January, 2024.

Signature: [Signature] Notary Public

Printed Name: VIVIAN L. DANIELS

Resident of Lake County

Exp 06/21/2025



Grantee's Address: TMC CAPITAL LLC 2106 MORTHLAND DR. STE 1060 VALPARAISO, IN 46383

This Deed is prepared by Crystal L. Johnson of the Law Office of Crystal L. Johnson LLC located at 9800 Connecticut Dr. Ste B1-301 Crown Point, IN 46307 /s/Crystal L. Johnson

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 - /s/Crystal L. Johnson

C.S.

# NOT AN OFFICIAL DOCUMENT

## NOTARY ACKNOWLEDGMENT

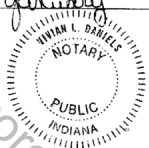
Before me, a Notary Public in and State of \_\_\_\_\_ and County of \_\_\_\_\_, personally appeared **YVONNE SANDERS**, who acknowledged the execution of the foregoing Quit Claim Deed, and who, Witness my hand and Notarial Seal this \_\_\_\_\_ of \_\_\_\_\_, 2024.

Signature: \_\_\_\_\_, Notary Public  
Printed Name: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

*C.S.*

Before me, a Notary Public in and State of Indiana and County of Lake, personally appeared **HENRY C. PETERSON JR**, who acknowledged the execution of the foregoing Quit Claim Deed, and who, Witness my hand and Notarial Seal this 17th of January, 2024.

Signature: Vivian L. Daniels, Notary Public  
Printed Name: VIVIAN L. DANIELS  
Resident of Lake County  
Exp 06/21/2025  
Com # NP0699583



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