

NOT AN OFFICIAL DOCUMENT

2024-544415
02/13/2024 03:15 PM
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BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 13 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

MAIL TAX BILLS TO: LaTwan Woods, Grantee
GRANTEE'S ADDRESS: 5115 VERMONT ST pc
GARY IN 46409

PARCEL NO. 45-08-34-451-021.000-004

CO-GUARDIANS' DEED

Roger W. Cummings and Vicki D. Willis, Co-Guardians of the Person and Estate of Josephine Johnson, which guardianship is under the supervision of the Superior Court of Porter County, under Cause Number 64D01-2303-GU-001993 in the Office of the Clerk of the Superior Court of Porter County, Indiana, pursuant to an order of the Superior Court of Porter County, Indiana, authorizing the sale of the real estate, dated January 3, 2024, hereby conveys to LaTwan Woods, of LAKE County in the State of INDIANA for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, State of Indiana, to-wit:

LAKE dt
LOT 69 IN GERRIT ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 35 PAGE 12, IN THE OFFICE OF THE RECORDER OF
LAKE COUNTY, INDIANA.

Commonly known as 5115 Vermont Street, Gary, Lake County, Indiana 46409.

Subject to:

1. All easements, covenants, assessments and restrictions now of record.
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

The Co-Guardians are not acquiring, directly or indirectly, any interest in the real estate conveyed.

IN WITNESS WHEREOF, Roger W. Cummings and Vicki D. Willis, Co-Guardians of the Person and Estate of Josephine Johnson, have hereunto set their hands and seals on the 9 day of FEBRUARY, 2024.

Roger W. Cummings
Roger W. Cummings, Co-Guardian of the Person and Estate of Josephine Johnson, Adult

Vicki D. Willis
Vicki D. Willis, Co-Guardian of the Person and Estate of Josephine Johnson, Adult

FIDELITY NATIONAL TITLE
FNW2302942

fnw 2302942 Fidelity Crown Bmt

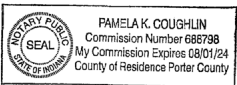
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of February, 2024, personally appeared Roger W. Cummings and Vicki D. Willis, Co-Guardians of the Person and Estate of Josephine Johnson, and acknowledged the execution of the foregoing deed to be their act and deed for the uses and purposes expressed therein. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 8/1/24
Commission No. 488798

PAMELA K COUGHLIN, Notary Public
Resident of Porter County



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/Steven J. Scott

This instrument prepared by: Steven J. Scott
Attorney at Law
8700 Broadway
Merrillville, Indiana 46410

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