

# NOT AN OFFICIAL DOCUMENT

2024 509612  
03/28/2024 12:05 PM  
TOTAL FEES: 25.00  
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

Mar 28 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**Return to After Recording:**

Vantage Point Title, Inc.  
18167 U.S. Highway 19 N. Floor 3  
Clearwater, FL 33764  
Reference Number: IN926502

**Mail Tax Statements to:**

Derrick Sims  
535 Vanderburg Street  
Gary, IN 46403

Property Tax ID#: 45-05-33-404-004.000-004

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH that **DERRICK D. SIMS**, hereinafter referred to as Grantors, whose address is 535 Vanderburg Street, Gary, IN 46403, do **RELEASE and QUITCLAIM** to **DERRICK D. SIMS AND NATASHA SIMS, HUSBAND AND WIFE**, hereinafter referred to as Grantees; Grantees address is 535 Vanderburg Street, Gary, IN 46403, for and in consideration of Zero and no/100 Dollars (\$0.00), and no other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

The following real property situated in Lake County, State of Indiana:

Lot 75 in Pottowattami Park, in the city of Gary, as per plat thereof, recorded January 11, 1961, in Plat Book 34, Page 63, in the office of the recorder of Lake County, Indiana.

Commonly Known As: 535 Vanderburg Street, Gary, IN 46403  
Parcel ID: 45-05-33-404-004.000-004

Subject to all conditions, easements, restrictions, limitations and rights of way of record, if any, as well as all applicable zoning ordinances.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantors have executed this deed this 18 day of March, 2024.



\_\_\_\_\_  
DERRICK D. SIMS

STATE OF Indiana }  
COUNTY OF Lake }

Before me, the undersigned, a Notary Public, in and for said County and State, this 18 day of March, 2024, personally appeared DERRICK D. SIMS, said person(s) being over the age of 18 years, and acknowledged the execution of the foregoing instrument.



Notary Public

Printed Name: Dana M Allen

My Commission Expires: 01-09-2030

A Resident of Lake County,

State of Indiana

Prepared By:

National Signing Solutions, Inc.  
c/o Attorney Margaret C. Daun  
124 W. Freistadt Road, Unit 64  
Thiensville, WI 53092



*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.*

  
Signature  
Printed Name

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.