

# NOT AN OFFICIAL DOCUMENT

2025-03-31 04:10/10240938 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## QUITCLAIM DEED

File No.: FNW2400848-DS

THIS INDENTURE WITNESSETH, That Marcus Chatfield, as to a 1/3 interest (Grantor) QUITCLAIMS to James H. Chatfield aka James Chatfield (Grantee) for no consideration, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

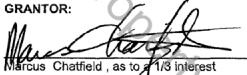
**Property:** 725 Clinton Street, Gary, IN 46406. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

**Tax ID No.:** 45-07-01-377-004.000-004

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed this 18<sup>TH</sup> day of April 2024.


GRANTOR:

  
\_\_\_\_\_  
Marcus Chatfield, as to a 1/3 interest

STATE OF ILLINOIS  
COUNTY OF COOK

Before me, a Notary Public in and for said County and State, personally appeared Marcus Chatfield, as to a 1/3 interest who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 18<sup>TH</sup> day of April 2024

Signature:   
Printed: LENORA C DENNIS  
Resident of: COOK County  
State of: ILLINOIS  
My Commission expires: 8.17.2026



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 1555 Xavier St. #229  
Denver, CO 80204

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: Dawn Stanley.

Fidelity - Highland

FIDELITY NATIONAL TITLE  
FNW2400848

FNW2400848

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Return To: James H. Chatfield aka James Chatfield  
1555 Xavier St #229  
Denver, CO 80204

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

Property of Lake County Recorder

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-07-01-377-004.000-004**

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The North 4 feet of Lot 40, all of Lot 41 and the South 23 feet of Lot 42 in Block 9 in Ivanhoe Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 2 page 56, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder