

NOT AN OFFICIAL DOCUMENT

2024-513002
04/30/2024 10:38 AM
TOLAN FEE \$ 2.00
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 Denson Chatfield Jr., 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 day of April 2024.

GRANTOR:

Denson Chatfield Jr.
Denson Chatfield Jr., as to a 1/3 interest

STATE OF Alabama
COUNTY OF Madison

Before me, a Notary Public in and for said County and State, personally appeared Denson Chatfield Jr., 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 day of April 2024

Signature: Dana Leigh Thames Smith
Printed: Dana Leigh Thames Smith
Resident of: Madison County
State of: Alabama
My Commission expires: 6/8/24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

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 of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Dawn Stanley.

FIDELITY NATIONAL TITLE
FNW2400848

No Sales Disclosure Needed
Apr 29 2024
By: FGR
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

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

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

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

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