

# NOT AN OFFICIAL DOCUMENT

2024-05-30 13  
04/30/2024 02:12 PM  
TOTAL PAGES: 25/30  
BY: KD  
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 30 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## AFTER RECORDING RETURN TO:

Vylla Title, LLC  
6200 Tennyson Pkwy  
Suite 110  
Plano, TX 75024  
File No. 101-10585248

Mail Tax Statements to:  
Allen Woods, Jr. and Sheila Woods  
6304 Jackson Avenue  
Hammond, IN 46324

Parcel ID No.: 45-06-01-454-017-000-023

## QUITCLAIM DEED

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

THIS DEED made and entered into on this 18<sup>th</sup> day of April, 2024, by and between **Allen Woods, Jr. A/K/A Allen Woods**, residing at 6304 Jackson Avenue, Hammond, IN 46324, hereinafter referred to as Grantor(s) and **Allen Woods, Jr. and Sheila Woods, husband and wife**, residing at 6304 Jackson Avenue, Hammond, IN 46324, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Zero Dollars (\$0.00), does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 6304 Jackson Avenue, Hammond, IN 46324

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

No Sales Disclosure Needed

Apr 30 2024

By: FGR

Office of the Lake County Assessor

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Allen Woods, Jr. AKA Allen Woods  
Allen Woods, Jr. A/K/A Allen Woods

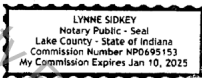
STATE OF Indiana  
COUNTY OF Lake

I, a Notary Public, hereby certify that **Allen Woods, Jr. A/K/A Allen Woods**, whose name(s) is/are signed to the foregoing instrument or conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18<sup>th</sup> day of April, 2024.

Lynne Sidkey  
Notary Public  
Printed Name: Lynne Sidkey  
My Commission Expires: 4/10/2025  
A Resident of Lake County, State of Indiana

Prepared by:  
Ryan P. Worden, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081



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.

**Ryan P. Worden, Esq.**

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A LEGAL DESCRIPTION

The following described property in the County of Lake, State of Indiana, to-wit:

Lot 1 and 2, in Hyde Park 2nd Addition to Hammond, as per plat thereof recorded in Plat Book 22, page 4, in the Office of the Recorder of Lake County, Indiana.

Parcel ID Number: 45-06-01-454-017.000-023

Property commonly known as: 6304 Jackson Avenue, Hammond, IN 46324

Property of Lake County Recorder