

# NOT AN OFFICIAL DOCUMENT

2024-04-30  
04/30/2024 02:18 PM  
TOTAL FEES: 25.00  
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:  
Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 3061454

Mail Tax Statements to:  
Gordon L. Sullivan  
Shiela Sullivan  
49 North Wilson Street  
Hobart, IN 46342

Parcel ID No.: 45-09-30-353-003.000-018

## 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 **23** day of **APRIL**, 20**24**, by and between **Gordon L. Sullivan**, whose address is 49 North Wilson Street, Hobart, IN 46342, hereinafter referred to as Grantor(s) and **Gordon L. Sullivan and Shiela Sullivan, husband and wife**, whose address is 49 North Wilson Street, Hobart, IN 46342, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Love and Affection, 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: 49 North Wilson Street, Hobart, IN 46342

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

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

Gordon L. Sullivan

Gordon L. Sullivan

STATE OF INDIANA  
COUNTY OF LAKE

I, a Notary Public, hereby certify that **Gordon L. Sullivan**, 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 23rd day of April, 2024.

Sonciniá Bonilla

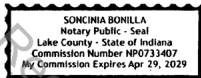
Notary Public

Printed Name: Sonciniá Bonilla

My Commission Expires: April 29, 2029

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.

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## Exhibit A Legal Description

Lot 3 in Block 2 in Re-Subdivision of Lots 1 to 13 both inclusive in Block 1 and Lots 1 to 12 both inclusive in Block 2, in Villa Shores Eleventh Addition to Hobart, as per plat thereof, recorded in Plat Book 31, Page 32, in the Office of the Recorder of Lake County, Indiana.

Being the same property as conveyed from Lela A. Sullivan to Gordon L. Sullivan as set forth in Deed Instrument #2021-535315 dated 10/27/2021, recorded 10/28/2021, LAKE County, INDIANA.  
Parcel ID: 45-09-30-353-003.000-018

Property of Lake County Recorder