

# NOT AN OFFICIAL DOCUMENT

PREPARED BY AND RETURN TO:

Name: Justin Harris  
Ngenuity X f/k/a eTITLE  
AND ESCROW  
Address: 4431 Broadway  
1B  
Gary, IN 46409

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-019930

3:11 PM 2024 Jul 28

Parcel No.: 45-08-34-130-001.000-004

(Space Above This Line For Recording Data)

## Quit Claim Deed

**THIS QUIT-CLAIM DEED** is made as of this 2<sup>nd</sup> day of July 2024, by **David Tran** of 5055 North Lowell Avenue, Chicago, IL 60604 ("Grantor"), **Canh Thi Nguyen** to second party, ("Grantee")

WITNESSETH:

For \$0 zero dollars consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and equally assigns all of Grantor's right to grantees, title and interest in and to that certain properties interest (the "Properties") in Lake County, Indiana, as more particularly described as follows:

**The following Real Estate in Lake County in the State of Indiana, to-wit:**

**"PLEASE SEE EXHIBIT A"**

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

**\*\*SIGNATURE PAGE TO FOLLOW\*\***

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 26 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

QUIT CLAIM DEED

25.00  
cash  
SJ

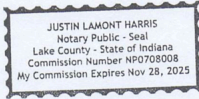


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IN WITNESS WHEREOF, the David Tran have caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

David Tran  
David Tran, Grantor, Signature

DAVID TRAN  
David Tran, Grantor, Print



STATE OF INDIANA  
COUNTY OF LAKE

DAVID TRAN J. L. H

I, a Notary Public, hereby certify that ~~Norman Howlett and Mary J. Andrews~~ whose name is signed to the foregoing instrument or conveyance, and who is 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 bear's date.

Given under my hand this the 2<sup>ND</sup> day of July, 2024.

Justin Lamont Harris  
Signature of notarial officer  
Title and rank

Justin Lamont Harris  
Notarial Officer, Print

My commission expires: NOVEMBER 28, 2025

### Affirmation Statement

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.

Justin Harris  
Signature

Justin Harris  
Print

Please mail the property tax bill:

5055 North Lowell AVE  
Chicago, IL. 60636  
GRANTOR'S ADDRESS  
5055 North Lowell AVE  
Chicago, IL. 60636

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## Exhibit A

### Properties Legal Description

#### Premises 1:

LOT 1, 2 AND 3, IN BLOCK 1, IN G.E. WULFINGS FIRST ADDITION TO GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21 PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

#### FOR INFORMATIONAL PURPOSES ONLY:

Address: 701 E 46TH AVE GARY IN 46409

County: Lake

Parcel ID: 45-08-34-130-001.000-004

#### Premises 2:

The following Real Estate in Lake County in the State of Indiana, to-wit:

LOT 26, IN BLOCK 3, IN GARY PARK SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

#### FOR INFORMATIONAL PURPOSES ONLY:

Address: 2389 Buchanan ST Gary IN 46407

County: Lake

Parcel ID: 45-08-16-154-017.000-004