

# NOT AN OFFICIAL DOCUMENT

2024-02-24 10:39 AM  
08/02/24 10:39 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

Aug 02 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)

State ID Number Only 45-08-27-382-014.000-004

State ID Number Only 45-08-07-376-039.000-004

## QUIT CLAIM DEED

### THIS INDENTURE WITNESSETH THAT

KOFI Family Spendthrift Trust

### RELEASE AND QUIT CLAIM TO

Family Leaf LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

### CONVEYANCE FOR NO CONSIDERATION

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31 day of July, 2024

KOFI Family Spendthrift Trust



By: Brandon Fentress  
Title: Trustee

MTC File No.: 24-9715 (UD)

Page 1 of 3

HOLD FOR MERIDIAN TITLE CORP

No Sales Disclosure Needed  
Aug 02 2024  
By: sb  
Office of the Lake County Assessor

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State of IN, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Brandon Fentress Trustee of the KOFI Family Spendthrift Trust** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 31 day of July, 2024

1-21-30  
My Commission Expires:

650421  
Commission No.

Porter IN  
Notary Public County and State of Residence

**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
Meridian Title Corporation  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

**Property Address:**  
4434 Carolina Street, Gary IN 46409  
4012 West 19<sup>th</sup> Place, Gary IN 46404

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. Andrew R. Drake

Annette Martinez  
Signature of Notary Public

Annette Martinez  
Printed Name of Notary



**Grantee's Address and Mail Tax Statements To:**

4434 Tyler street  
Gary IN 46404

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## EXHIBIT A

Lot Number 21 and Lot Number 22 Block 6 in Bungalow Heights as shown in the recorded plat/map thereof in Plat Book 15 page 2A of Lake County Records, Gary, Indiana in the Office of the Recorder of Lake County, Indiana.

More Commonly Known as: 4434 Carolina Street, Gary, IN 46409

Lot Number 30 in Block Number 7, as marked and laid down on the recorded Plat of TarryTown 1st Subdivision in the City of Gary, Lake County, IN as same appears of Record in Plat Book 30 Page 86 Gary, Indiana in the Office of the Recorder of Lake County, Indiana.

More Commonly Known as: 4012 West 19th Place, Gary, IN 46404