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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 090835

2013 DEC 11 PM 2:09

MICHAEL D. BROWN  
RECORDER

Primary Beneficiary (name, address, phone):

Ronald J. Janowicz, Sr.  
12718 Iowa Street  
Crown Point, IN 46307  
219-662-7142

Contingent Beneficiary (name, address, phone):

Aaron L. Mason & Evan A. Mason  
1054 Warwick Circle North  
Hoffman Estates, IL 60169  
847-466-5726

### TRANSFER ON DEATH QUITCLAIM DEED

[Individual to Individual]

That Karin E. Mason, "Owner", conveys and quitclaims on owner's death, for no consideration, to Ronald J. Janowicz, Sr., "Primary Beneficiary", any interest Owner owns at Owner's death in the following described real estate in the County of LAKE, State of Indiana:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description: Mason Acres Lots One (1) through Seven (7):

- Lot 1 45-16-23-100-005.000-042
- Lot 2 45-16-23-100-007.000-042
- Lot 3 45-16-23-100-008.000-042
- Lot 4 45-16-23-100-009.000-042
- Lot 5 45-16-23-100-010.000-042
- Lot 6 45-16-23-100-011.000-042
- Lot 7 45-16-23-100-012.000-042

(Optional) If a Primary Beneficiary shall not survive the Owner, or is not in existence when Owner dies, then the interest transferred on Owner's death to that predeceased Primary Beneficiary shall [Choose one option]:

- (a) lapse and no transfer shall occur.
- (b) be distributed to the predeceased Primary Beneficiary's lineal descendents per stirpes.
- (c) be distributed to Aaron L. Mason & Evan A. Mason "Contingent Beneficiary", in equal parts, biological brothers.

(Optional) If a Contingent Beneficiary whose interest is contingent to that of the predeceased Primary Beneficiary shall not survive the Owner, or is not in existence when Owner dies, then the interest transferred on death to that predeceased Contingent beneficiary shall [Choose one option]:

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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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- (a) lapse and no transfer shall occur.
- (b) be distributed to the predeceased Contingent Beneficiary's lineal descendants per stirpes.
- (c) be distributed to biological grandchildren, "Second Contingent Beneficiary", in equal parts.

(Optional) This Transfer on Death revokes, modifies and supersedes Owners Transfer on Death Deed signed by Owner \_\_\_\_\_ [date signed] and recorded on \_\_\_\_\_ [date recorded] in the Office of the Recorder of \_\_\_\_\_ County, Indiana as \_\_\_\_\_ [Recording Information – instrument number or book and page].

IN WITNESS WHEREOF, the Owner has executed this Transfer on Death Warranty Deed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Karin E. Mason

Signature of Grantor

Karin E. Mason

Type/Print Name!

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

STATE OF INDIANA, LAKE County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Karin E. Mason who acknowledged the execution of the foregoing TRANSFER ON DEATH WARRANTY DEED, and who, being duly sworn, stated that the representations therein contained are true.

Witness my hand and Seal this 11<sup>th</sup> day of December, 2013.

"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."

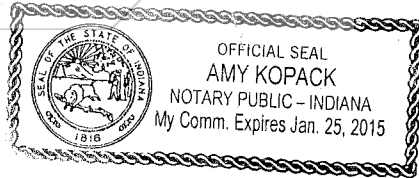
PREPARED BY: [Signature]



Notary Public

Resident of: Porter County

My Commission Expires: \_\_\_\_\_



This Instrument was prepared by:

Karin E. Mason  
12718 Iowa Street  
Crown Point, IN 46307  
Telephone: 219-662-7142

After Recording, return to:

Karin E. Mason  
12718 Iowa Street  
Crown Point, IN 46307  
Telephone: 219-662-7142

Karin E. Mason  
Signature Karin E. Mason  
Print or Type Name

**Document is**  
Affirmation Statement  
**NOT OFFICIAL!**

*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.*

**This Document is the property of the Lake County Recorder!**

**STOP**

Karin E. Mason  
Signature Karin E. Mason  
Print or Type Name

