

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 011833

2014 FEB 28 AM 10:38

MICHAEL D. BROWN  
RECORDER

2

**TRUSTEE'S DEED**

TAX# 45-19-23-390-005.000-008 / 45-19-23-390-015.000-008

THIS INDENTURE WITNESSETH, That THE JAMES E. GALATI TRUST AGREEMENT DATED SEPTEMBER 27, 1994 GRANTOR(S) of LAKE County in the State of INDIANA, CONVEY(S) to RICHARD HELTON AND RENAE L. HELTON, HUSBAND AND WIFE of LAKE County in the State of INDIANA as GRANTEE(S), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2nd PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

SEE LEGAL DESCRIPTION CONTINUED ON "EXHIBIT A" ATTACHED HERETO

COMMONLY KNOWN AS: 222-304 COMMERCIAL AVE, LOWELL, IN 46356

SUBJECT TO SPECIAL ASSESSMENTS, 2013 TAXES PAYABLE 2014, 2014 TAXES PAYABLE 2015, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 18 day of February, 2014.

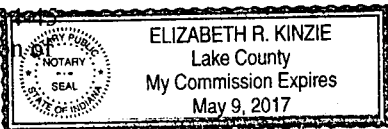
*Jayne Marie Paliga n/k/a Jayne M. Ntanos, Successor Trustee*  
JAYNE MARIE PALIGA n/k/a JAYNE M. NTANOS, SUCCESSOR TRUSTEE

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18 day of February, 2014, personally appeared JAYNE MARIE PALIGA n/k/a JAYNE M. NTANOS, acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/9/17 Signature *Elizabeth Kinzie*  
Resident of Lake County Printed Elizabeth Kinzie, Notary Public

This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No: 95...  
No legal opinion given or rendered. All information used in preparation of this  
Document was supplied by title company.



Return Deed To: GRANTEE(S)  
Grantee's street or rural route address: 14033 W 132nd Pl. Cedar Lake IN 46303  
Send Tax Bills To: GRANTEES

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.

*Elizabeth Kinzie*  
Signature of Preparer  
Name of Preparer

ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
FEB 25 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

010920

COMMUNITY TITLE COMPANY  
FILE NO 135361

18  
CNY  
BY

EXHIBIT A

45-19-23-390-005.000-008 / 45-19-23-390-015.000-008

GALATI TRUST/HELTON

COMMENCING AT A POINT ON THE NORTH LINE OF LOT 1, OF CLARK'S ADDITION TO LOWELL, THE PLAT OF WHICH IS RECORDED IN MISCELLANEOUS RECORD "A" PAGE 413, PRODUCED WESTERLY 309.58 FEET WESTERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 200.76 FEET TO A POINT;; THENCE EASTERLY SOUTH 88 DEGREES AND 12' EAST 59 FEET TO A POINT 204.65 FEET SOUTH OF SAID NORTH LINE OF LOT 1 PRODUCED WESTERLY; THENCE NORTH 16.0 FEET;; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, PRODUCED WEST, AND ALONG THE NORTH LINE OF THE PRESENT LOCATED ALLEY 30 FEET; THENCE NORTH 188.64 FEET TO THE NORTH LINE OF SAID LOT 1 PRODUCED WEST; THENCE WESTERLY ON THE SAID NORTH LINE OF LOT 1 PRODUCED WEST 89 FEET TO THE PLACE OF BEGINNING. COMMENCING AT A POINT 220.58 FEET WEST OF THE NORTHWEST CORNER OF LOT 1 OF CLARK'S ADDITION TO LOWELL, INDIANA, ON THE NORTH LINE OF SAID LOT PRODUCED WEST FROM THE SAID NORTHWEST CORNER OF SAID LOT 1, AND BEING ALSO AT A POINT SOUTH 88 DEGREES 2' WEST 220.50 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1, THENCE RUN SOUTH 128.7 FEET TO SOUTH LINE OF A BRICK BUILDING; THENCE RUN EAST ABOUT 6.5 INCHES TO INCLUDE THE WEST HALF OF THE WEST WALL OF THE SAID BRICK BUILDING, SAID WEST HALL SUPPOSED TO BE ABOUT 13 INCHES IN WIDTH; THENCE RUN NORTH ALONG THE CENTER LINE OF SAID WALL AND TO THE SAME CONTINUED NORTH TO THE SAID NORTH LINE OF SAID LOT 1 OF SAID CLARK'S ADDITION PRODUCE WEST; THENCE WEST TO THE PLACE OF BEGINNING.

