

2014 AUG 13 AM 10: 36

MICHAEL B. BROWN RECORDER

2014 048610

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That Robin Austgen, Successor Trustee of The Ronald Austgen Trust U/A/D 1-17-11 (Grantor) **CONVEY(S)** to Sabrina Riddleberger (Grantee) for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

LOT 1, IN BLOCK 4, IN J.R. BRANT'S SECOND 45TH AVENUE GARDENS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 5829 W. 41st Ave., Gary, IN 46408

Tax ID No.: 45-07-25-304-001.000-001

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all restrictions of record. The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed on 30th day of July, 2014.

)§

The Ronald Austgen Trust U/A/D 1-17-11

Robin Austgen, Successor Trustee

STATE OF INDIANA

COUNTY OF <u>LAKE</u>

Before me, a Notary Public in and for said County and State, personally appeared Robin Austgen, Successor Trustee of The Ronald Austgen Trust U/A/D 1-17-11 who acknowledged the execution of the foregoing Trustee's Deed and who, having been duly sworn, stated that the representations herein contained are true.

Witness my hand and notarial seal on 30th day of July, 2014.

Succelles

KARN CRAS LIPE COUNTY

MY CONTROL PRIMARY

NOVEMBER 4, 2014

Notary Public Karen Craig

Resident of Lake County

My Commission expires: 1/4/2014

Prepared by: Dena Phillips Farling for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 5829 W. 41st Avenue Gary, IN 46408

25478

DULY ENTERED FOR TAXATION JUNEER PROPERTY AND THE PROPERT

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Leslene Kurdelak. File No. 1402243

Return 5829 W. 41st Avenue, Gary, IN 46408 to:

