

MAIL TAX BILLS TO:  
Charles Franko  
3216 E. 121st Avenue  
Crown Point, Indiana 46307  
Grantee's Address Above

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 049903

2014 AUG 20 AM 11:39

**TRANSFER ON DEATH DEED**

MICHAEL B. BROWN  
RECORDER

This indenture witnesses that: **CHARLES P. FRANKO**, ("Owner"),

Transfers and Quit Claims on Death to: **ROBERT FRANKO** and **MELISSA WALLEY**, equally,  
as Tenants in Common, (the "Primary Beneficiaries"),

For No Consideration, the following Real Estate in Lake County, Indiana:

The East 1/2 of Lot 27, in the plat Town of Crown Point, Indiana, per plat thereof, recorded  
in Plat Book 1, Page 6, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 143 North Street, Crown Point, Indiana 46307  
KEY NOS. 45-16-08-201-011.000-042 and  
45-16-08-201-012.000-042

If a Primary Beneficiary fails to survive the Owner and leaves issue surviving, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's surviving issue by representation subject to the following. All beneficiaries over the age of 25 years shall receive their share outright. The share of any beneficiary under the age of 25 years shall be distributed to the Trustee named under Article VIII of the Owner's Last Will and Testament dated February 21, 2014 for their benefit, which Will is incorporated herein by reference. If a Primary Beneficiary fails to survive the Owner and leaves no surviving issue, the interest of the deceased Primary Beneficiary shall be distributed to the surviving Primary Beneficiary named above, if living, or if not living, to their surviving issue by representation subject to above conditions for any beneficiary under the age of 25 years.

Subject To: all unpaid real estate taxes and assessments for 2013 payable in 2014, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated August 6, 2014.

State of Indiana )  
County of Lake )

*Charles P. Franko*  
\_\_\_\_\_  
**CHARLES P. FRANKO**

KENT A. JEFFIRS  
Lake County  
Notary Public  
Seal  
EXPIRES 09-28-2016  
STATE OF INDIANA

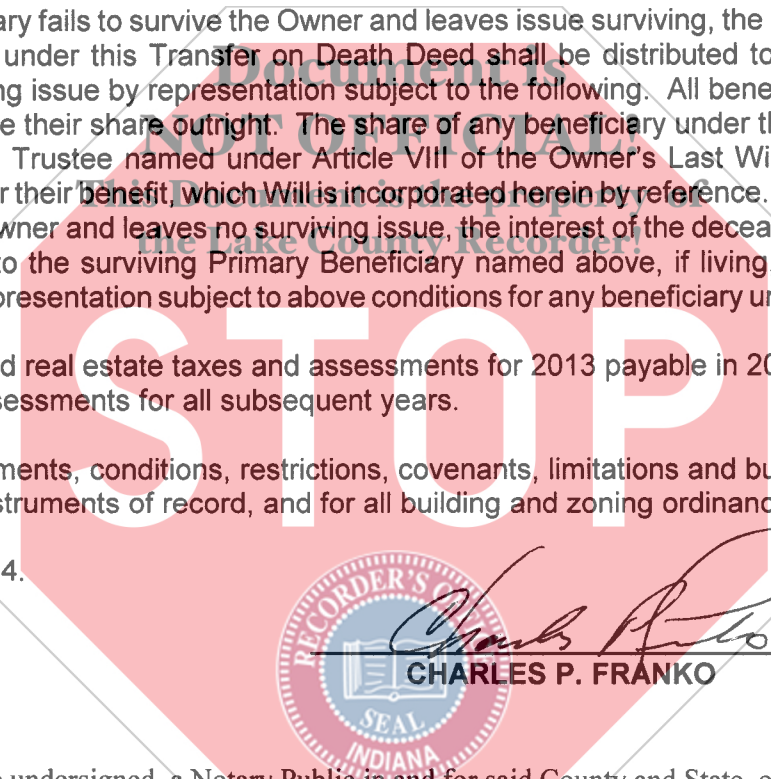
Before me, the undersigned, a Notary Public in and for said County and State, on August 6, 2014, personally appeared **CHARLES P. FRANKO**, who acknowledged the execution of the foregoing Transfer on Death Deed. **IN WITNESS WHEREOF**, I have subscribed my name and affixed my official seal.

*Kent A. Jeffers*  
\_\_\_\_\_  
Kent A. Jeffers, Notary Public

AUG 20 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Prepared by Attorney Kent A. Jeffers, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of perjury, I have taken reasonable care to redact each Social Security number on this document, unless required by law.



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CK 2902  
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NON-CAL