

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 057837

2016 AUG 25 AM 9:38

TRUSTEE'S DEED

MICHAEL B. BROWN  
RECORDER

TAX: I.D. NO. 45-11-16-207-068.000-036

THIS INDENTURE WITNESSETH, RANDALL J. SCHAAL, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED OCTOBER 7<sup>TH</sup>, 2012, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to MARTHA SEPULVEDA, (GRANTEE) of LAKE County in the State of INDIANA, 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:

APARTMENT NO. 304 IN THE BUILDING KNOWN AS 1715 LE'JARDIN CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS CREATED BY DECLARATION RECORDED DECEMBER 17, 1985, AS DOCUMENT NUMBERS 833653 AND 833654 AND AS AMENDED, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.

COMMONLY KNOWN AS: 1715 HOMAN DRIVE, UNIT 304, SCHERERVILLE, IN 46375

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017 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 17 day of August, 2016.

*Randall J. Schaal, Trustee*  
RANDALL J. SCHAAL, TRUSTEE

STATE OF INDIANA, COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of August, 2016, personally appeared: RANDALL J. SCHAAL and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 8/9/17  
Resident of Lake County

Signature: *[Signature]*  
Printed: \_\_\_\_\_, Notary Public



This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27819-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

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RETURN DEED TO: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1715 HOMAN DRIVE, UNIT 304, SCHERERVILLE, IN 46375  
SEND TAX BILLS TO: GRANTEE

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.

*[Signature]*  
Signature of Preparer

*Elizabeth Kinzie*  
Printed Name of Preparer

COMMUNITY TITLE COMPANY  
FILE NO: 1610436

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 22 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

16-  
CM  
AM