

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 007840

2017 FEB -3 AM 11:01

MICHAEL B. BROWN  
RECORDER

1700037

**TRUSTEE'S DEED**

Richard A. Kalina, as the authorized Trustee of the Gertrude Szot Revocable Trust dated the 22nd day of June, 2012 also known as the Gertrude M. Szot Revocable Trust dated June 22, 2012, of Lake County, State of Indiana, does hereby grant, bargain, convey and warrant to Fresh Start Property Solutions, LLC, of Lake County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

Lot Four (4) and the North 1/2 of Lot Five (5), in Block Two (2), in T. E. Bell's Addition to the City of Hammond, as per plat thereof recorded in Plat Book 4, page 29, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4309 Towle Avenue, Hammond, Indiana 46320, Property Key No.: 45-02-25-253-004.000-023:



This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the Trustee by the terms of said Gertrude Szot Revocable Trust dated the 22nd day of June, 2012 also known as the Gertrude M. Szot Revocable Trust dated June 22, 2012, above mentioned, and subject to all restrictions of record, including but not limited to:

- 1) All current real estate taxes not delinquent, and all taxes subsequent thereto.
- 2) All covenants, conditions, restrictions, easements and building lines as shown in the plat of T.E. Bell's Addition Subdivision recorded in Plat Book 4, Page 29.
- 3) Rights of way for drainage tiles, feeders and laterals, if any.
- 4) All zoning, easements, assessments, covenants, conditions, reservations, encumbrances, restrictions, highways, ditches and drains, building lines, building and other codes, rules and regulations, rights-of-way, and all other matters of record.

IN WITNESS WHEREOF, the said Richard A. Kalina as the authorized Trustee of the Gertrude Szot Revocable Trust dated the 22nd day of June, 2012 also known as Gertrude M. Szot Revocable Trust dated June 22, 2012, has hereunto set his hand and seal this 30 day of January, 2017.

*Richard A. Kalina*  
Trustee

RICHARD A. KALINA, as the authorized Trustee under the provisions of the Gertrude Szot Revocable Trust dated the 22nd day of June, 2012 also known as the Gertrude M. Szot Revocable Trust dated June 22, 2012

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 02 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

010730

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: \_\_\_\_\_

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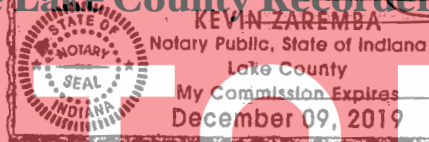
CHICAGO TITLE INSURANCE COMPANY

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Richard A. Kalina, as the authorized Trustee under the provisions of the Gertrude Szot Revocable Trust dated the 22nd day of June, 2012 also known as the Gertrude M. Szot Revocable Trust dated June 22, 2012, who acknowledged the execution of the foregoing instrument as Trustee of said Trust and as his free and voluntary act and deed for the uses and purposes therein in behalf of the Trust.

Witness my hand and seal this 30 day of January, 2017.

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**



Kevin Zarembo  
Notary Public  
Typed Name

My Commission Expires: \_\_\_\_\_  
My County of Residence: \_\_\_\_\_

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



Kevin Zarembo

This instrument was prepared by: Lawrence A. Kalina, Attorney #5058-45  
Spangler, Jennings & Dougherty, P.C.  
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Merrillville, In 46410  
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Mail Tax Bills to: P.O. Box 3315  
MUNSTER IN 46321