

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 008804

2017 FEB -9 AM 8:59

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO: Marie S. Bazarko, Grantee PARCEL NO. 45-11-16-207-015.000-036
GRANTEE'S ADDRESS: 205 Joliet Street, #207
Schererville, IN 46375

TRANSFER ON DEATH DEED

This indenture witnesseth that MARIE S. BAZARKO, by her attorneys-in-fact, GERALD BAZARKO AND LINDA SCHNEIDER ("Owner/Grantor"), of Lake County in the State of Indiana

Release(s) and quit claim(s) to MARIE S. BAZARKO Transfer on Death ("TOD") to her children, GERALD BAZARKO AND LINDA SCHNEIDER ("Primary Beneficiaries"), as tenants-in-common and not as joint tenants with rights of survivorship.

for no consideration, the following Real Estate in Lake County in the State of Indiana, to-wit:

Apartment No. 207 in the building known as 205 Joliet Street, Schererville, Indiana, in Le'Jardin Horizontal Property Regime, as per Declaration recorded December 19, 1985 as Document No. 833653 in the Office of the Recorder of Lake County, Indiana, together with an undivided 0.9013% interest in the common and limited common areas and facilities appertaining thereto.

Commonly known as 205 Joliet Street, #207, Schererville, Indiana 46375.

Subject to:

1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate.
2. Terms, covenants, conditions and restrictions set out in the Declaration and By-Laws of Le'Jardin Condominium recorded December 19, 1985 as Document No. 833653 and amended by First Amendment to the Declaration recorded January 3, 1986 as Document No. 835464; the Second Amendment to the Declaration recorded January 10, 1986 as Document No. 836412; the Third Amendment to the Declaration recorded June 16, 1986 as Document No. 858909; the Fourth Amendment to the Declaration recorded September 23, 1986 as Document No. 876583, and any further amendments to the Declaration thereafter, together with the duties and obligations arising out of membership in and the powers of Le'Jardin Condominium Association, Inc.
3. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.



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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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If a Primary Beneficiary does not survive Owner/Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana.

Dated this 25 day of January, 2017.

MARIE S. BAZARKO

By: *Gerald Bazarko*

Document is NOT OFFICIAL!
GERALD BAZARKO, Attorney-in-Fact for
MARIE S. BAZARKO

By: *Linda Schneider*

This Document is the property of
LINDA SCHNEIDER, Attorney-in-Fact for
MARIE S. BAZARKO

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

STOP

STATE OF INDIANA

)
SS:
)

COUNTY OF LAKE

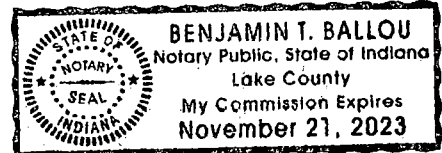
Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of February, 2017, personally appeared MARIE S. BAZARKO, by her attorney-in-fact, GERALD BAZARKO and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Benjamin T. Ballou

Benjamin T. Ballou, Notary Public
Resident of Lake County

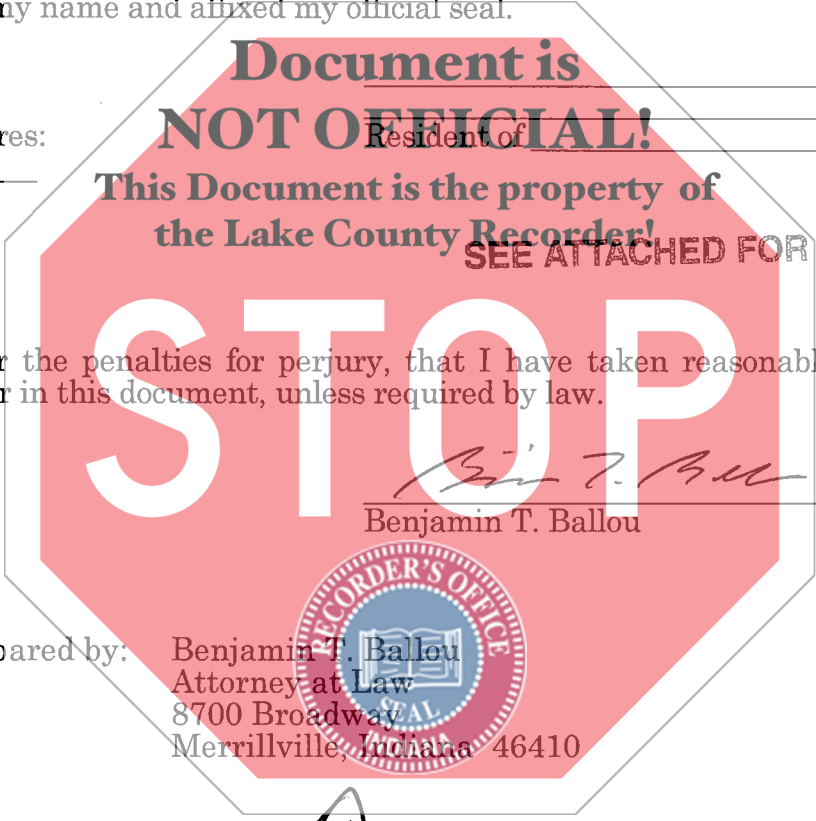
My Commission Expires:
November 21, 2023



STATE OF CALIFORNIA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, this ___ day of January, 2017, personally appeared MARIE S. BAZARKO, by her attorney-in-fact, LINDA SCHNEIDER 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: _____, Notary Public
Resident of _____ County



My Commission Expires: _____

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.

Ben T. Ballou

Benjamin T. Ballou

This instrument prepared by: Benjamin T. Ballou
Attorney at Law
8700 Broadway
Merrillville, Indiana 46410

312074.2/18,940

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of California
County Of Orange

On 01/25/17 before me, Jeremy A. Aguirre a notary public personally appeared

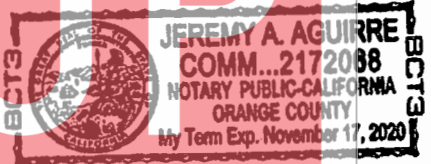
Linda Marie Schneider

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in ~~his/her/their~~ authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), on the entity, upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeremy A. Aguirre



Title/Type of the document: _____

Document Date: _____

Number of Pages _____

Signer(s) other than named above _____