

2017 010677

2017 FEB 21 AM 10:26

MICHAEL B. BROWN
RECORDER

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD ONLY BE DONE BY A LAWYER.

WARRANTY DEED

Mail tax bills to:
Ms. Bonita F. Hardesty, Trustee
1613 Roberts Ave.
Whiting, IN 46394

THIS INDENTURE WITNESSETH, That **Bonita F. Hardesty**, Grantor, of 1613 Roberts Avenue, Whiting, Lake County in the State of Indiana;

CONVEYS AND WARRANTS TO BONITA F. HARDESTY, as Trustee under the Bonita F. Hardesty Living Trust dated December 19, 2016, Grantee,

of 1613 Roberts Avenue, Whiting, LAKE County in the State of INDIANA;
in consideration of One Dollar 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:

The South 1/2 of Lot 3, in Block 5, in Agnes Roberts' Subdivision in Hammond, as per plat thereof, recorded in Plat Book 2, page 20, in the office of the Recorder of Lake County, Indiana.

Commonly known and referred to as: **1613 Roberts Avenue, Hammond, IN (Whiting Post Office)**
Parcel # 45-03-06-382-005.000-023

SUBJECT TO certain Life Estate which the within named Grantor hereby reserve unto herself in and to all of the real estate herein above described and conveyed for and during the term of her natural life, and it is expressly understood that title in and to such Life Estate in the above described property is to remain solely and totally in the within Grantor during the term of her natural life.

Dated this 8th day of FEB., 2017.

The purpose of this Warranty Deed is to transfer title of the real estate from Bonita F. Hardesty to the Bonita F. Hardesty Living Trust dated 12/19/2016.

Bonita F. Hardesty
(Signature)
Bonita F. Hardesty
(Printed name)



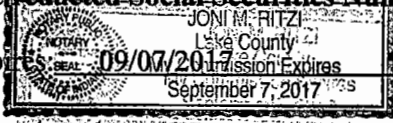
(Signature)

(Printed Name)

COUNTY OF LAKE STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of FEB., 2017 personally appeared: **Bonita F. Hardesty** and acknowledged the execution of the foregoing Warranty Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal and I further affirm, under penalties for perjury that I have redacted Social Security Numbers from this document, unless required by law.

My commission expires 09/07/2017
Resident of Lake County



Signature Joni M. Ritzi
Printed Joni M. Ritzi
Notary Public

This instrument prepared by: **JONI M. RITZI, #16182-45, Attorney at Law**
MAIL TO: RITZI LAW, LLC, PO BOX 510, WHITING, IN 46394

011015

AMOUNT \$ 16-
CASH _____ CHARGE _____
CHECK # 625
OVERAGE _____
COPY _____
NON-COM _____
CLERK AN

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
FEB 16 2017
JOHN E. PETALAS
COUNTY AUDITOR

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