

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 070936

2017 OCT 20 AM 9:16

MICHAEL B. BROWN
RECORDER

TRUSTEE'S DEED

TAX: I.D. NO. 45-09-16-107-019.000-021

THIS INDENTURE WITNESSETH, That DEBRA JOANN DENNISON, SUCCESSOR TRUSTEE OF THE ELSIE R. BLACK LIVING TRUST DATED JUNE 14, 2005, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to ESPERANZA OCOTOXTLE, (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:

THE SOUTH 60 FEET OF THE NORTH 240 FEET OF THE NORTH 308 FEET OF THE FOLLOWING DESCRIBED TRACT IN THE CITY OF LAKE STATION, INDIANA, PART OF SCHOOL LOT 5 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2nd P.M., DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF ALBERT REICH SUBDIVISION AS RECORDED IN PLAT BOOK 29, PAGE 9 (IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA) WHICH IS 330 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ON SAID EAST LINE 388.81 FEET; THENCE EASTERLY ON A LINE PERPENDICULAR TO SAID EAST LINE 156.8 FEET; THENCE NORTHERLY 388.83 FEET; THENCE WESTERLY ON A LINE PERPENDICULAR TO SAID EAST LINE 160.23 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 2184 ST JOSEPH PLACE, LAKE STATION, IN 46405

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2016 TAXES PAYABLE 2017, 2017 TAXES PAYABLE 2018 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 10 day of October, 2017.

Debra Joann Dennison Successor Trustee
DEBRA JOANN DENNISON, SUCCESSOR TRUSTEE

NATALIE FABIAN
Lake County
My Commission Expires
October 5, 2022

STATE OF INDIANA)
COUNTY OF LAKE) (SS)

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of October, 2017, personally appeared: DEBRA JOANN DENNISON 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: Oct 5 2022 Signature Natalie Fabian
Resident of Lake County Printed Natalie Fabian, Notary Public

This instrument prepared by: **MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **2184 ST JOSEPH PLACE, LAKE STATION, IN 46405**
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.

Natalie Fabian Signature of Preparer
Natalie Fabian Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBMITTED
FINAL ACCEPTANCE FOR TRANSFER

25-
CM
AM

OCT 18 2017

005607

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 1712948