

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 083215

2017 DEC -8 AM 9:44

MICHAEL B. BROWN
RECORDER

Tax Mailing Address:

2933 Franklin Street
Highland IN 46322

J

Property Number:
45-07-08-329-006.000-023

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Lynn E. Sandor, as Successor Trustee of the **Lorraine F. Sandor Trust No. 1, dated July 7, 1992, Grantor of Lake County**, in the State of Indiana, does hereby grant, bargain, sell and convey to Billy Plekens, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot No. Thirty-Six (36) (except the South 2 feet thereof), all of Lot Thirty-Seven (37) and the South 16 feet of Lot No. Thirty-Eight (38), in Block No. Twenty (20), as marked and laid down on the recorded Plat of Unit 5 of Woodmar, Hammond, Lake County, Indiana, as the same appears of record in Plat Book 17, page 23, in the Recorder's Office of Lake County, Indiana.

Commonly known as: 6931 Magoun Ave.
Hammond, IN 46324

This Trustee's Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Successor Trustee by the terms of said trust, and **SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

IN WITNESS WHEREOF, Lynn E. Sandor, as Successor Trustee of the Lorraine F. Sandor Trust No. 1, dated July 7, 1992, has executed this **TRUSTEE'S DEED** on this 28th day of November, 2017.

Lynn E. Sandor

Lynn E. Sandor, as Successor Trustee of the Lorraine F. Sandor Trust No. 1, dated July 7, 1992

(Trustee's Deed - Page 1 of 2)

HOLD FOR GREATER INDIANA TITLE COMPANY IN002789

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

032232

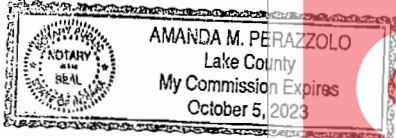
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Brown
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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Lynn E. Sandor, as Successor Trustee of the Lorraine F. Sandor Trust No. 1, dated July 7, 1992, and acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 28th day of November, 2017.

This Document is the property of the Lake County Recorder.



Notary's Signature: *Amanda M Perazzo*
Notary's Printed Name: Amanda M Perazzo

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantee:

Billy Pickens
2933 Franklin Street
Highland IN 46322

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN002789.

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. Chris Fox