

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 085973

2017 DEC 19 AM 9:11

MAIL TAX BILLS TO:
8085 Tuckaway Ct.
Crown Point, IN 46307

MICHAEL S. BROWN
RECORDER

TRUSTEE DEED

THIS INDENTURE WITNESSETH that RUDY SPARKS and MICHELE T. KISH-SPARKS, Trustees of the RUDY and MICHELE SPARKS Revocable Living Trust ("Grantor") under written Trust Agreement dated September 21, 2016, of Lake County in the State of Indiana CONVEYS to RADE DUKLESKI ("Grantees") 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, to-wit:

Commonly known as: 8085 Tuckaway Ct., Crown Point, IN 46307
Parcel#: 45-17-04-151-038.000-047

THAT PART OF LOT 541 IN DOUBLETREE LAKE ESTATES PHASE II, AN ADDITION TO LAKE COUNTY, INDIANA ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1998, IN PLAT BOOK 84, PAGE 35, AS DOCUMENT NUMBER 98020880, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 4 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 55.13 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 4 MINUTES 12 SECONDS WEST 31.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 86 DEGREES 58 MINUTES 14 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 154.78 FEET; THENCE SOUTH 3 DEGREES 0 MINUTES 56 SECONDS WEST 31.62 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 86 DEGREES 58 MINUTES 14 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 153.08 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.



- Subject to:
- 1) Taxes, Easements, Covenants and restrictions of record;
 - 2) All legal highways and rights-of-way;
 - 3) Ditches and drains, and rights therein;
 - 4) Zoning Ordinances.
 - 5) Subject to building lines, easements, covenants and restrictions of record, if any;
 - 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
 - 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

The Grantor, as Trustee affirms that the Trustee has the continuing, unlimited and unrestricted power and authority in its discretion to sell and convey, as Trustee, the real estate herein conveyed and to thereby convey the fee simple title thereto, and with no lesser powers than if it were the beneficial and fee simple owner thereof, and any conveyances, and/or other contracts whatsoever affecting said real estate executed by the said Trustee under this deed, as well as the terms and conditions of any such sales, conveyances, or other instruments are hereby authorized by the Trust and no purchasers, mortgagees or other persons dealing with the Trustee shall be required or obligated to look to the application of any purchase money or mortgage proceeds, or otherwise to the purposes of this Trust, and that the Trust has not been revoked and is still in full force and effect.

Dated this 11 day of December, 2017.

THE RUDY and MICHELE SPARKS, Revocable Living Trust
dated September 21, 2016

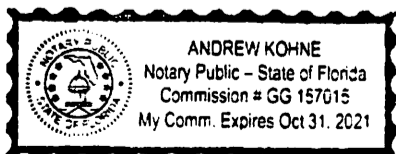
By: Rudy Sparks, as Trustee
RUDY SPARKS, as Trustee

By: Michele T. Kish-Sparks as Trustee
MICHELE T. KISH-SPARKS, as Trustee

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, this 11 day of December, 2017, personally appeared RUDY SPARKS and MICHELE T. KISH-SPARKS, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Andrew Kohne, Notary Public

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 19 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43697

Hold: Affinity

25-CASH
SS

My Commission Expires: 10-31-21
County of Residence: Lee

This Instrument Prepared By:
Nathan D. Vis, Attorney
Blachly Tabor Bozik & Hartman
56 Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041

Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed. Carol Doyle CL5530
HFF 1708417 IN Carol Doyle

