

MAIL TAX BILLS TO:  
John Bakas  
4217 Ivy Street  
East Chicago, IN 46312  
Grantee's Address Above

2017 087184

2017 DEC 26 PM 4: 15

MICHAEL B. BROWN  
RECORDER

### TRANSFER ON DEATH DEED

This indenture witnesses that: **JOHN BAKAS**, ("Owner"),

Transfers and Quit Claims on Death to: **NICHOLAS JOHN BAKAS** and **ANDREAS JOHN BAKAS**,  
equally, as Tenants in Common (the "Primary Beneficiaries"),

For No Consideration, the following Real Estate in Lake County, Indiana:

Lot No. 9 in Block 18, as marked and laid down on the recorded plat of Park Addition  
to Indiana Harbor, in the City of East Chicago, Lake County, Indiana, as same appears  
of record in Plat Book 5, Page 32 in the Office of Recorder of Lake County, Indiana.

Commonly known as: 4217 Ivy Street, East Chicago, IN 46312  
Key No: 45-03-28-233-009.000-0009

43810

If either Primary Beneficiary fails to survive the Owner, all interest under this Transfer on Death Deed shall  
be distributed to the surviving Primary Beneficiary named above as "Contingent Beneficiary."

Subject To: all unpaid real estate taxes and assessments for 2016 payable in 2017, and for all real  
estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines  
contained in prior instruments of record, and for all building and zoning ordinances.

Dated: December 21, 2017



**FILED**

DEC 26 2017

**JOHN E. PETALAS**  
LAKE COUNTY AUDITOR

State of Indiana )  
County of Lake )

Before me, the undersigned, a Notary Public in and for said County and State, on December 21, 2017,  
appeared **JOHN BAKAS**, who acknowledged the execution of the foregoing Transfer on Death Deed.

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

*Diana Beella*  
\_\_\_\_\_  
, Notary Public  
**DIANA BEDELLA**  
Seal  
Notary Public - State of Indiana  
Lake County  
My Commission Expires Apr 5, 2024

Prepared by Attorney Kent A. Jeffers, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of  
perjury, I took reasonable care to redact each Social Security number on this document, unless required by law.

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: \_\_\_\_\_

\$25100

Cash *AS*