2019 063354

STATE OF INDIANA FILED FOR RECORD

2019 SEP 18 PM 2: 21

**Property Numbers:** 

45-19-24-456-005.000-008

Mail Future Tax Bills To:

Keith Hitzeman 714 Ironwood Drive Lowell, Indiana 46356 **Grantees Mailing Address:** 714 Ironwood Drive

Lowell, Indiana 46356

## TRUSTEE'S WARRANTY DEED

This Indenture Witnesseth, that Keith Hitzenan and Cevin Hitzenan, as Co-Trustees of the Hitzenan Living Trust dated February 24, 2010, do hereby grant, bargain, sell, convey and warrant to Keith Hitzeman, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to wit:

A part of the West half of the Southers quarter of Section 24 Econstar 33 North, Range 9 West of the 2nd PM described as follows: Commencing at the Southwest corner of Lot 12, Bel Aire Estates Unit 3, as per plat thereof, recorded in the Recorder's Office of Lake County, Indiana, thence South along the East right of way line of Bel-Aire Drive, extended South, a distance of 85.07 feet to the place of beginning, thence continue South along said line 275.21 feet to the North right of way line of State Road No. 2, thence Easterly along said right of way line 112.0 feet, thence North parallel to the said East right of way line of Bel-Aire Drive extended South 275.21 feet, thence Westerly parallel to the South-line of said Bel-Aire Estates Unit 3. 112.0 feet to the point of beginning, in the Town of Lowell, Lake County, Indiana.

Commonly known as: 1805 E. Commercial Avenue Lowell, Indiana 46356

This conveyance is 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; limitation by fences and/or other established boundary lines; easements, if any, for established ditches and/or drains; special assessments, if any; zoning, building, and subdivision control ordinances and amendments the reto annual association assessments, if any, and real estate taxes for the year 2019 payable in 2020 and thereafter WDIAN

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the said Co-Trustees by the terms of said Deed or Deeds in Trust delivered to the said Co-Trustees in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record. The Co-Trustees affirm that Ruth Hitzeman, deceased Co-Trustee, passed away on the 4th day of March, 2019 and that they, the surviving Co-Trustees, are fully empowered under the Trust Agreement described herein to take all actions required to convey this real estate and that the Trust Agreement is in full force and effect as of the execution of this deed.

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

SEP 1 8 2019

JOHN E. PETALAS LAKE COUNTY AUDITOR NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

V#1503 M

042992

IN WITNESS WHEREOF, the said Keith Hitzeman and Kevin Hitzeman, as Co-Trustees of the Hitzeman Living Trust dated February 24, 2010, have caused this Deed to be signed, this 11th day September, 2019.

Weth Mitamus.	Lorin Homan
Keith Hitzeman as Co-Trustee of the	Kevin Hitzeman as Co-Trustee of the
Hitzeman Living Trust dated February 24, 2010	Hitzeman Living Trust dated February 24, 2010
STATE OF INDIANA )	nent is
) SS:	EICIAI
COUNTY OF LAKE )	FICIAL!
Before me, a Notary Public, in and for said County	s the property of September, 2019, personally
appeared Keith Hitzeman and Kevin Hitzeman, who acknowledged the execution of the foregoing instrument as their free and voluntary act as Co-Trustees of the Hitzeman Living Trust dated the 24th day of February, 2010.	
ree and voluntary act as Co-1 rustees of the Hitzeman Livil	ig 1 rust dated the 24" day of February, 2010.
Given under my hand and notarial seal.	William Class
SEAL	Christopher W. Yugo, Notary Public Notary License No.: NP0681709
My Commission Expires: 3/27/24	
County of Residence: Lake	
Laffirm under the penalties of periury that I have take	n reasonable care to redact each Social Security Number
in this document, unless required by law.	ALL ALL
W. W.	Christopher W. Yugo, Esq.

After recording, return to:

Christopher W. Yugo, Attorney at Law, 1313 White Hawk Drive Crown Point, Indiana 46307

This Document was prepared by: Christopher W. Yugo, Indiana Attorney Number 17624-45, 1313 White Hawk Drive, Crown Point, Indiana 46307