STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

MICHAEL B BROWN RECORDER

2019-072469

2019 October 23

10:21:16 AM

MAIL TAX BILLS TO: Ms. Carol Renee Phillips 7139 Woodlawn Avenue Hammond, IN 46324

PARCEL NO: 45-07-07-352-014.000-023

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that SANDRAK, RUBAN of Lake County, Indiana, Successor Trustee under the provisions of a Trust Agreement known as the NETTIE M. SHOEMAKER TRUST Dated June 12, 1995, amended by First Amendment Dated July 12, 2004, and Second Amendment Dated February 8, 2012, hereby grants, bargains, sells and conveys to:

CAROL RENEE PHILLIPS of Lake County, Vindiana for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to wit:

PARCEL 1: LOT 1, BLOCK 5, CALUMET BOULEVARD ADDITION TO HAMMOND, AS SHOWN IN PLAT BOOK 18, PAGE 31, IN LAKE COUNTY, INDIANA.

PARCEL 2: THE NORTH 20 FEET OF LOT 9, BLOCK 2, EDISON ADDITION IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Commonly known as: 7139 Wood awn Avenue, Harmond, IN 46324

This conveyance is made subject to the following:

- 1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty:
 - 3. Real Estate taxes for the year 2018 payable in 2019, and subsequent years;
 - 4. Roads and highways, streets and alleys;
 - 5. Limitation by fences and/or other established boundary lines:

FIDELITY NATIONAL FINAL ACCEPTANCE FOR TRANSFER TITLE COMPANY

DULY ENTERED FOR TAXATION SUBJECT

OCT 2 3 2019

JOHN E. PETALAS LAKE COUNTY AUDITOR 29991

Fidelity National Title- FNW1903703

CK#1820704284

6. Easements, if any, for established ditches and/or drains.

The Grantor, as Successor Trustee under said Trust and Amendment(s), hereby certifies that: under the specific terms of the Trust she is permitted under the terms of said Trust and under Indiana Code, to sell and convey the above-described real estate.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed in Trust delivered to the said original Trustee in pursuance of the Trust Agreement and Amendments thereto as above mentioned.

IN WITNESS WHERE THE ccessor Trustee, has executed this Successor Trustee's Deed this

This Document is the property of

the Lake County Recorder!

SANDRAK. RUBAN, Successor Trustee

STATE OF INDIANA

COUNTY OF LAKE

Sasan Miedema

, a Notary Public for Lake County, State of Indiana, personally appeared SANDRA'S RUBAN, who acknowledged her execution of

the foregoing Successor Trustee's Deed, for the uses and purposes herein set forth. IN WITNESS WHEREOF, I have set my hand and notarial seal this 21 st day of october

) SS:

"OFFICIAL SEAL SUSAN MIEDEMA NOTARY PUBLIC-INDIANA LAKE COUNTY - INDIANA Commission No. 656281 Commission Expires 08/07/202

Before me, the undersigned,

Notary Public Signature

Susan Miedema

Resident of Lake County, IN

Exp: 8/7/22

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.

