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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 SANDRA K. 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, Indiana, 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 Woodlawn Avenue, Hammond, 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
TITLE COMPANY**

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

29991 \$2500

Fidelity National Title- FNW1903703

CK#1820704284

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.

Michael D. Dobosz, Attorney at Law
~~Document is~~

NOT OFFICIAL!

THIS INSTRUMENT PREPARED BY:

This Document is the property of
Michael D. Dobosz, Esq. (#14539-45)

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STOP

