

2

2019-075037

2019 Oct 31

9:18 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

MAIL TAX BILLS TO:

Martin J. Hoffman
4024 E. 181st Avenue
Hebron, IN 46341

RETURN TO:

Martin J. Hoffman
4024 E. 181st Avenue
Hebron, IN 46341

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that the **Grantor, Martin J. Hoffman, as Trustee under the provisions of a Trust Agreement dated the 19th day of December, 1977 and known as the Hoffman Joint Land Trust**, of Lake County, Indiana, by virtue of the power and authority vested in him by said trust agreement, as a gift and for no consideration, the receipt of which is hereby acknowledged, conveys to **Martin J. Hoffman, Trustee of the Martin J. Hoffman Trust Agreement dated December 19, 1985**, 4024 E. 181st Avenue, Hebron, IN 46341, of Lake County, Indiana, the following described real estate in Lake County, Indiana, to-wit:

**This Document is the property of
the Lake County Recorder!**

The North 1/2 of the Southwest Quarter in Section 24, Township 33 North, Range 8 West of the 2nd P.M. in Lake County, Indiana. EXCEPT The North 120 feet of the West 175 feet of the North 1/2 of the Southwest Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana. ALSO EXCEPT Part of the North 1/2 of the Southwest Quarter of Section 24, Township 33 North, Range 8 West of the 2nd Principal Meridian, more particularly described as follows: The West 1027.67 feet of the South 205 feet of the North half in Lake County, Indiana. ALSO EXCEPT Part of the South 1/2 of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, situate in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southeast corner of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence North 0°22'56" West along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 1429.15 feet to the TRUE POINT OF BEGINNING of this description; thence North 49°30'04" West, a distance of 1853.64 feet to a point on the North line of the South 1/2 of said Section 24, said point being South 89°59'02" East, a distance of 1771.64 feet from the Northeast corner of the North 120 feet of the West 175 feet of the North 1/2 of the Southwest Quarter of said Section 24; thence South 89°59'02" East along the North line of the South 1/2 of said Section 24, a distance of 231.04 feet to a point; thence South 49°30'04" East, a distance of 1548.06 feet to a point on the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence South 0°22'56" East along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 198.40 feet to the true point of beginning of this description.

Parcel Number: 45-20-24-300-018.000-012

Common Address: Colorado Street, Hebron, IN 46341

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NO SALES DISCLOSURE NEEDED

OCT 30 2019

Approved Assessor's Office

By: [Signature]

Page 1 of 2

004232

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-
6239
E AM

Subject to:

1. All unpaid taxes and assessments
2. All covenants, easements and restrictions of record
3. All legal highways of record

Martin J. Hoffman certifies that this Deed is executed in accordance with and pursuant to the terms and provisions of the unrecorded Trust Agreement under which title to the above-described real estate is held and that the Trustee has full power and authority to execute this Deed.

In Witness Whereof, I have signed this Trustee's Deed this 16th day of October, 2019.



Martin J. Hoffman
 Martin J. Hoffman, as Trustee, under the provisions of a Trust Agreement dated the 19th day of December, 1977 and known as Hoffman Joint Land Trust

STATE OF INDIANA)
 COUNTY OF LAKE)

The undersigned, a Notary Public in and for said County and State, does hereby certify that **Martin J. Hoffman, as Trustee, under the provisions of a Trust Agreement dated the 19th day of December, 1977 and known as Hoffman Joint Land Trust**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 16 day of October, 2019, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act.

Notarial Seal:



Barbara L. Janke
 Barbara L. Janke Notary Public
 Resident of Lake County, Indiana

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.

↓ *James W. Martin*

This Instrument Prepared By: James W. Martin, Attorney at Law, 8585 Broadway, Suite 660, Merrillville, Indiana 46410, (219) 769-3760, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.