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2019-075967

2019 Nov 5 9:06 AM

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

TRUSTEE'S DEED

File No.: CTNW1905072-KEA  
CT Lowell LLC



**THIS INDENTURE WITNESSETH**, That Thomas A. Trainor, Successor Trustee of the Ethelyn G. Trainor Trust U/W/A dtd 19 October 1979 and commonly known as the Ethelyn G Trainor Living Trust (Grantor) **CONVEY(S)** to Richard G. Smith and Tanya D. Webb

(Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 12261 West 151st Avenue, Cedar Lake, IN 46303

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

This deed is being executed to satisfy the Conditional Contract for the Sale of Real Estate dated September 14, 2018 by and between Grantor and Grantee.

IN WITNESS WHEREOF, Grantor has executed this deed this 28<sup>th</sup> day of Oct, 2019.

Thomas A. Trainor, Successor Trustee of the Ethelyn G. Trainor Trust U/W/A dtd 19 October 1979 and commonly known as the Ethelyn G Trainor Living Trust

Thomas A. Trainor, Successor Trustee

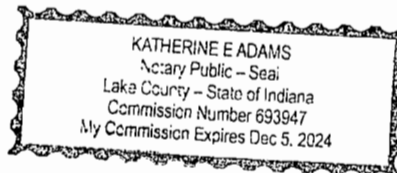
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Trainor, Successor Trustee of the Ethelyn G. Trainor Trust U/W/A dtd 19 October 1979 and commonly known as the Ethelyn G Trainor Living Trust, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of Oct, 2019

Signature:   
Printed: Katherine E. Adams  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: December 5, 2024



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 12303 W 151st Av  
Cedar Lake, IN 46303

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: Dena Phillips Farling.

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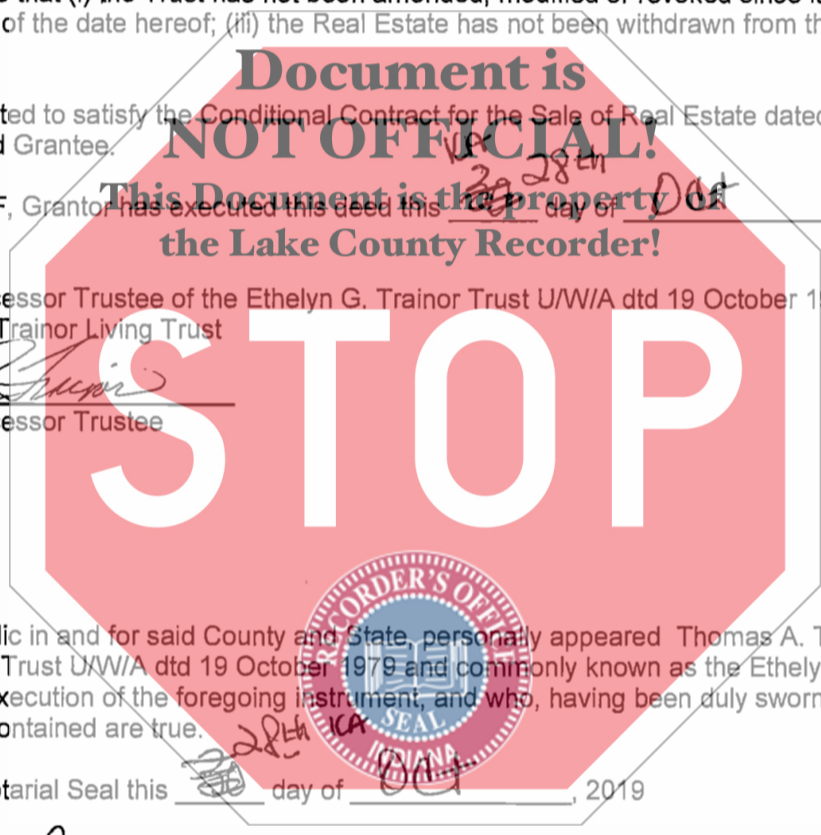
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

004292

NOV 05 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

CHICAGO TITLE INSURANCE COMPANY



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-19-05-151-001.000-037

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PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY INDIANA.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT OF EASEMENT FROM GEORGE OPHOFF AND LISA OPHOFF TO THOMAS A. TRAINOR, SUCCESSOR TRUSTEE OF THE ETHELYN G. TRAINOR TRUST U/W/A DTD 19 OCTOBER 1979 AND COMMONLY KNOWN AS THE ETHELYN G. TRAINOR LIVING TRUST, DATED AUGUST 15, 2018 AND RECORDED AUGUST 17, 2018 AS INSTRUMENT NO. 2018 052650 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, OVER THE FOLLOWING LAND:

A PARCEL OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, WEST CREEK TOWNSHIP, LAKE COUNTY, INDIANA, SAID PARCEL BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH HALF, 580.49 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF AN INGRESS-EGRESS EASEMENT BY DOCUMENT NUMBER 2017-070821 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 48 MINUTES 19 SECONDS EAST, ALONG SAID SOUTH LINE, 111.53 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST, 20.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID SOUTH LINE, 103.39 FEET TO THE EAST LINE OF SAID INGRESS-EGRESS EASEMENT; THENCE SOUTH 21 DEGREES 56 MINUTES 27 SECONDS WEST, ALONG SAID EAST LINE, 21.59 FEET TO THE POINT OF BEGINNING.

ALSO, A STRIP OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, WEST CREEK TOWNSHIP, LAKE COUNTY, INDIANA, SAID STRIP LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH HALF, 212.07 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 38 DEGREES 30 MINUTES 29 SECONDS WEST, 81.55 FEET; THENCE SOUTH 44 DEGREES 15 MINUTES 54 SECONDS WEST, 43.93 FEET; THENCE SOUTH 54 DEGREES 20 MINUTES 13 SECONDS WEST, 41.40 FEET; THENCE SOUTH 61 DEGREES 02 MINUTES 45 SECONDS WEST, 93.62 FEET; THENCE SOUTH 57 DEGREES 07 MINUTES 25 SECONDS WEST, 37.57 FEET; THENCE SOUTH 51 DEGREES 24 MINUTES 18 SECONDS WEST, 34.99 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 37 SECONDS WEST, 145.45 FEET; THENCE SOUTH 40 DEGREES 46 MINUTES 50 SECONDS WEST, 60.03 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 05 SECONDS WEST, 58.56 FEET; THENCE SOUTH 19 DEGREES 49 MINUTES 36 SECONDS WEST, 118.00 FEET; THENCE SOUTH 24 DEGREES 14 MINUTES 15 SECONDS WEST, 103.80 FEET; THENCE SOUTH 21 DEGREES 56 MINUTES 27 SECONDS WEST, 58.63 FEET TO THE TERMINUS ON THE SOUTH LINE OF SAID NORTH HALF.