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2019-077418

2019 Nov 12

3:11 PM

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

MAIL TAX BILLS TO:  
Joseph and Ruth Genova  
108 Mulberry Lane  
Schererville, Indiana 46375  
Grantees' Address Above

### TRANSFER ON DEATH DEED

This indenture witnesses that **JOSEPH P. GENOVA, JR. and RUTH M. GENOVA,**  
Husband and Wife, (the "Owners"), of Lake County, Indiana,

Transfer and Quit Claim upon the Surviving Owner's Death to:  
**BENJAMIN GENOVA, NICHOLAS GENOVA, and HILARY GENOVA**  
(the "Primary Beneficiaries"), equally, as Tenants in Common,

For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 53 in Plum Creek Village 3<sup>rd</sup> Addition Block One to the Town of Schererville, as per plat thereof,  
recorded in Plat Book 47, Page 82, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 108 Mulberry Lane, Schererville, Indiana 46375  
Key No: 45-11-05-203-007.000-036

Subject To: all unpaid real estate taxes and assessments for 2018 payable in 2019, and for all real estate taxes  
and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained  
in prior instruments of record, and for all building and zoning ordinances.

If a Primary Beneficiary does not survive both Owners, the interest of such deceased Primary Beneficiary under this  
Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's surviving issue by representation,  
or if under the age of 25 years, to the Testamentary Trustee named in Article VIII of the Owners' Last Wills and  
Testaments dated October 30, 2019, which Wills are incorporated herein by reference, for the benefit of the deceased  
Primary Beneficiary's surviving issue by representation as "Contingent Beneficiaries." If the deceased Primary  
Beneficiary leaves no surviving issue, the interest of such deceased Primary Beneficiary under this Transfer on Death  
Deed shall be distributed equally to the surviving Primary Beneficiaries named above or to their surviving issue by  
representation, or if under the age of 25 years, to the Testamentary Trustee named in Article VIII of the Owners' Last  
Wills and Testaments dated October 30, 2019 for the benefit of their surviving issue.

Dated: October 30, 2019.

*Joseph P. Genova, Jr.* *Ruth M. Genova*  
JOSEPH P. GENOVA, JR. RUTH M. GENOVA

NOV 12 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

30598

\$251.00

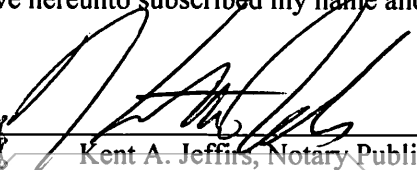
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OTJ

State of Indiana )  
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County of Lake )

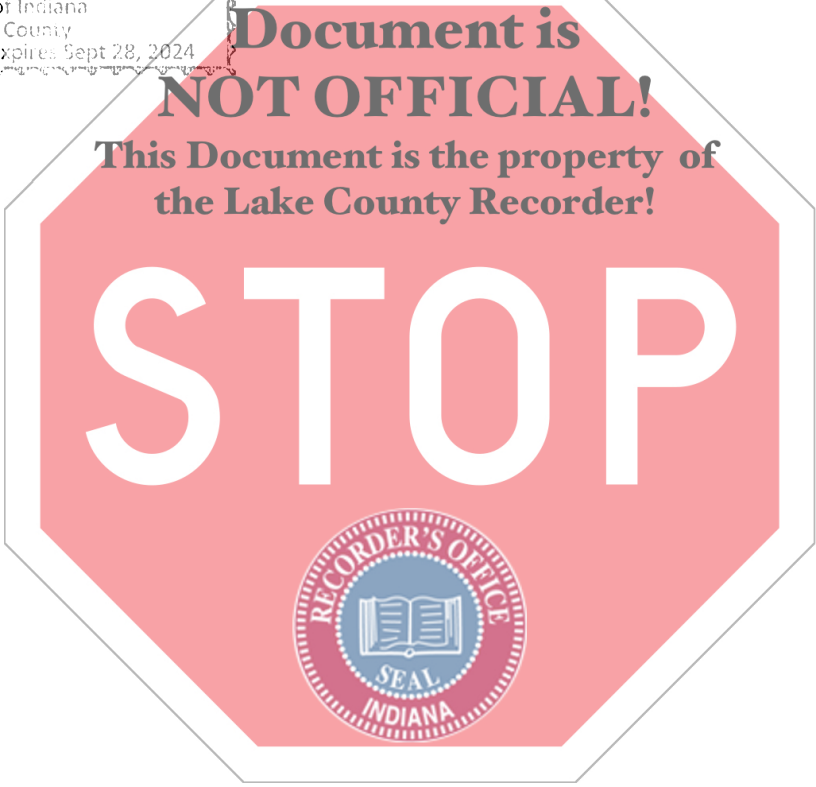
Before me, a Notary Public in and for said County and State, on October 30, 2019, personally appeared **JOSEPH P. GENOVA, JR.** and **RUTH M. GENOVA**, and acknowledged execution of the foregoing Transfer of Death Deed.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.



KENT A JEFFIRS  
Notary Public - Notary Seal  
State of Indiana  
Lake County  
My Commission Expires Sept 28, 2024

Kent A. Jeffirs, Notary Public



Prepared by **Kent A. Jeffirs, Attorney at Law**, 104 W. Clark St., Crown Point, IN 46307. I affirm, under the penalties of perjury, I have taken reasonable care to redact each Social Security number on this document, unless required by law.