

**2020-024626**

2020 May 5 8:42 AM

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

*J*

**MAIL TAX BILLS TO:** James M. Mikulski and **PARCEL NO. 45-11-07-454-002.000-034**  
Lois A. Mikulski, Husband and Wife  
**GRANTEES' ADDRESS:** 1937 North Winds Drive  
Dyer, Indiana 46311

**TRANSFER ON DEATH DEED**

**This indenture witnesseth that JAMES M. MIKULSKI and LOIS A. MIKULSKI, husband and wife ("Owners/Grantors"), of Lake County in the State of Indiana**

**Release(s) and quit claim(s) to JAMES M. MIKULSKI and LOIS A. MIKULSKI, husband and wife, Transfer on Death ("TOD") to SUSAN A. ROCK and SHARON A. JOHNSON ("Primary Beneficiaries"), as tenants-in-common and not as joint tenants with rights of survivorship,**

**for no consideration, the following Real Estate in Lake County in the State of Indiana, to-wit:**

Lot 10 in Briarwood Estates, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 96, page 46, in the Office of the Recorder of Lake County, Indiana EXCEPT the North 75.00 feet by parallel lines.

Commonly known as 1937 North Winds Drive, Dyer, Indiana 46311.

Subject to:

1. All easements, covenants, assessments and restrictions now of record.
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive both Owners/Grantors, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the other Primary Beneficiary specifically named above, or to her LDPS, as defined by the Transfer on Death Property Act for Indiana.

**Dated this 16<sup>th</sup> day of April, 2020.**

*James M. Mikulski*  
 \_\_\_\_\_  
 JAMES M. MIKULSKI  
*Lois A. Mikulski*  
 \_\_\_\_\_  
 LOIS A. MIKULSKI

**SALES DISCLOSURE EXEMPT: NO CONSIDERATION**

021663

**FILED**

MAY 04 2020

NO SALES DISCLOSURE NEEDED

**JOHN E. PETALAS**


Approved Assessor's Office **LAKE COUNTY AUDITOR**

By: *WT*

*25. 24264*  
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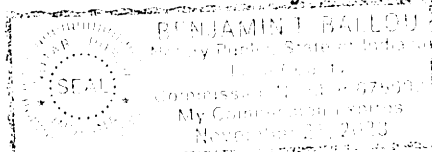
STATE OF INDIANA        )  
                                  )SS:  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public in and for said County and State, this 16<sup>th</sup> day of April, 2020, personally appeared James M. Mikulski and Lois A. Mikulski, husband and wife, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

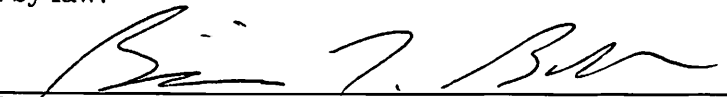
  
\_\_\_\_\_  
Benjamin T. Ballou, Notary Public  
Resident of Lake County

My Commission Expires:  
November 21, 2023

Commission No.: 675090



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.

  
\_\_\_\_\_  
Benjamin T. Ballou

This instrument prepared by: Benjamin T. Ballou  
Attorney at Law  
8700 Broadway  
Merrillville, Indiana 46410



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