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MAIL TAX BILLS TO:  
Charles L. Hatfield  
9770 Madison Street  
Crown Point, Indiana 46307  
Grantee's Address Above

2020-027052  
2020 May 19 8:45 AM

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

## TRANSFER ON DEATH DEED

CHARLES L. HATFIELD ("Owner"), of Lake County, Indiana, **Transfers and Quit Claims upon Death to JEFFREY C. HATFIELD** (the "Primary Beneficiary"), **For No Consideration**, the following Real Estate in Lake County, Indiana:

Lot 49 in Harvest Ridge Phase 7, in the City of Crown Point as per plat thereof, recorded in Plat Book 64 Page 76, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 9770 Madison Street, Crown Point, Indiana 46307  
Parcel No: 45-12-33-407-012.000-029

If the Primary Beneficiary fails to survive the Owner, **GLORIA REILLO** (the "Lifetime Beneficiary") shall be granted a life estate in the above-described Real Estate, along with the use of the residence thereon with all appurtenances and improvements, furnishings, and personal property used in connection therewith. This real estate shall be utilized by **GLORIA REILLO** during her lifetime as her residence if she so desires..

During her lifetime, the Lifetime Beneficiary shall pay all charges which incident to maintaining such property including, without limitation, all assessments, insurance premiums, taxes, and ordinary repairs. If the Lifetime Beneficiary shall fail to pay any of such charges, then any one or more of the Remainder Beneficiaries may pay the charges. In such event, such person or persons shall have a lien against the Real Estate in the amount so expended. The Lifetime Beneficiary shall not be required to account for or repair any waste, injury, or damage to or depreciation of such Real Estate, or to replace any part thereof which may be consumed, used up or destroyed, unless the same is attributable to her act or omission, except as herein otherwise expressly provided.

If the Lifetime Beneficiary does not wish to reside at the property and she determines that the Real Estate should be sold, or in the event the Lifetime Beneficiary has abandoned the property for a period of greater than 90 days, or upon the remarriage of the Lifetime Beneficiary, the Lifetime Beneficiary's life interest shall terminate. Upon the occurrence of any of the above-named events or the death of the Lifetime Beneficiary, the Real Estate shall immediately vest in the Remainder Beneficiaries as set forth below. If the Real Estate is sold with the consent of the Lifetime Beneficiary, or after it has been abandoned for greater than 90 days, or upon the remarriage of the Lifetime Beneficiary, the net proceeds thereof after payment of all sale costs shall be distributed to the Remainder Beneficiaries as provided below.

Upon the death of Lifetime Beneficiary, or upon the Owner's death if **GLORIA REILLO** does not survive the Owner, or in the event the Lifetime Beneficiary has abandoned the property for a period of greater than 90 days, or upon the remarriage of the Lifetime Beneficiary, the Real Estate shall be distributed or sold as soon

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: J.S.

FILED

MAY 14 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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as possible and the ownership or the net proceeds thereof after payment of all sale costs shall be distributed to the Remainder Beneficiaries as follows: The Remainder Beneficiaries are Jeffrey C. Hatfield's wife, **GLORIA REILLO**, and **Jeffrey C. Hatfield's surviving issue or descendants as defined below**. If Jeffrey C. Hatfield fails to survive the Owner, his wife and his surviving issue shall include Gloria Reillo, the seven children born to Jeffrey C. Hatfield, the four children born to Gloria Reillo (technically Jeffrey C. Hatfield's step-children), and any children of any of those eleven children (currently the Owner has four great grandchildren); subject, however, to the following. If any above-referenced beneficiary fails to survive the Owner, all interest under this Transfer on Death Deed shall be distributed equally to the surviving Remainder Beneficiaries reference above; subject, however, to the following. The share distributable to any beneficiary over the age of 21 upon the Owner's death shall be distributed to him or her outright. The share distributable to any beneficiary under the age of 21 upon the Owner's death shall be distributed to a Custodian under the Indiana Uniform Transfers to Minors Act (UTMA) for their benefit. Gloria Reillo shall act as Custodian under UTMA for any share otherwise distributable to any beneficiary under the age of 21. If she unable or unwilling to serve, Danny Hatfield shall serve as Successor Custodian under UTMA for any such beneficiaries.

This Transfer on Death Deed is subject to:

Subject To: all unpaid real estate taxes and assessments for 2019 payable in 2020, 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.

Dated: May 4, 2020

State of Indiana )  
County of Lake )

Before me, a Notary Public for said County and State, on May 4, 2020 personally appeared **CHARLES L. HATFIELD**, 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



Prepared by: Kent A. Jeffirs, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of perjury, I took reasonable care to redact each Social Security number on this document, unless required by law.

Kent A. Jeffirs

