

2020-028313

2020 May 21

10:37 AM

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

TRUSTEE'S DEED

TAX: ID. NO. 45-07-07-433-014.000-023

THIS INDENTURE WITNESSETH, That EDWARD J. SMARON, JR. SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST OF DOLORES J. SMARON KNOWN AS THE DOLORES J. SMARON TRUST UNDER THE PROVISION OF THAT CERTAIN TRUST AGREEMENT DATED JANUARY 15, 2001 AS TO AN UNDIVIDED 1/2 INTEREST, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to EFREN GALLARZO, JR., of LAKE County in the State of INDIANA, (GRANTEE) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 1, 2 AND THE NORTH 10 FEET OF LOT 3, BLOCK 2, FLOSSMOOR ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7006 WHITE OAK AVENUE, HAMMOND, INDIANA 46324

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR 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 AS OF THE DATE OF EXECUTION.

Dated this 1 day of May, 2020.

Edward J. Smaron, Jr. *Signature*
EDWARD J. SMARON, JR. SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST OF DOLORES J. SMARON KNOWN AS THE DOLORES J. SMARON TRUST UNDER THE PROVISION OF THAT CERTAIN TRUST AGREEMENT DATED JANUARY 15, 2001

STATE OF INDIANA, COUNTY OF Lake) SS

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of May, 2020, personally appeared: EDWARD J. SMARON, JR. SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST OF DOLORES J. SMARON KNOWN AS THE DOLORES J. SMARON TRUST UNDER THE PROVISION OF THAT CERTAIN TRUST AGREEMENT DATED JANUARY 15, 2001 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission number: 642280
My commission expires: 2021
Resident of Lake County

Signature: *Deanna L. Griggs*
Printed: DEANNA L. GRIGGS

JOHN E. PETALAS
LAKE COUNTY AUDITOR
DEANNA L. GRIGGS
My Commission Expires
February 20, 2021
Commission Number 642280
Lake County
Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7006 WHITE OAK AVENUE, HAMMOND, INDIANA 46324 \$2500
SEND TAX BILLS TO: GRANTEES

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.
Signature: *Deanna L. Griggs*
Printed Name: DEANNA L. GRIGGS

Community Title Company
File No. 2018299