

2

2020-044489

2020 Jul 15

9:33 AM

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

TRUSTEE'S DEED

TAX: I.D. NO. 45-19-23-276-003.000-008

THIS INDENTURE WITNESSETH, That SU-FAN SUN, TRUSTEE OF THE SU-FAN SUN REVOCABLE TRUST DATED APRIL 26, 1984, AND ERRONEOUSLY SHOWN ON DEED AS APRIL 26, 1988, AS TO ITS 1/2 INTEREST (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to PATRIOT PARTNERS, INC, (GRANTEE) of LAKE County in the State of INDIANA, 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:

THE EAST 5 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 117TH & VIANE, LOWELL, INDIANA 46356

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 10 day of July, 2020.

Su-Fan Sun, Trustee

SU-FAN SUN, TRUSTEE OF THE SU-FAN SUN REVOCABLE TRUST DATED APRIL 26, 1984, ERRONEOUSLY SHOWN ON DEED AS APRIL 26, 1988



STATE OF Indiana COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of July, 2020 personally appeared: SU-FAN SUN, TRUSTEE OF THE SU-FAN SUN REVOCABLE TRUST DATED APRIL 26, 1984, ERRONEOUSLY SHOWN ON DEED AS APRIL 26, 1988, 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: 2 20 21
Resident of Lake County

Signature *Deanna L. Griggs*
Printed Deanna L. Griggs, Notary Public

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 15 2020

024023

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 2019130

12341

25-AM

EXECUTED AND DELIVERED IN MY PRESENCE:

[Signature] Witness Signature
Sandra S McCully Witness' Printed Name

STATE OF INDIANA) County of Lake

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS Sandra McCully to the foregoing instrument, who being duly sworn by me, did depose and say that he/she knows SU-FAN SUN, TRUSTEE OF THE SU-FAN SUN REVOCABLE TRUST DATED APRIL 26, 1984 ERRONEOUSLY SHOWN ON DEED AS APRIL 26, 1988, Name to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 10 day of July 2020

[Signature] Notary Public Signature
DeAnna L Griggs Notary Public Printed Name

Commission Number: 642280
My Commission Expires: 2021
Resident of Lake County



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: GRANTEE 16489 Harrison St Lowell, IN 46356
GRANTEE STREET OR RURAL ROUTE ADDRESS: 177TH & VIANT, LOWELL, INDIANA 46356
SEND TAX BILLS TO: GRANTEE 16489 Harrison St Lowell, IN 46356

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]
Signature

DeAnna L Griggs
Printed Name