

MAIL TAX BILLS TO:  
Lazar and Cvetanka Talevski  
14306 Grant Street  
Crown Point, Indiana 46307  
Grantees' Address Above

2020-063801

2020 Sep 14 4:17 PM

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

### TRANSFER ON DEATH DEED

2

**LAZAR TALEVSKI and CVETANKA TALEVSKI a/k/a CVFTANKA TALEVSKI, Husband and Wife, ("Owners"), of Lake County, Indiana, Transfer and Quit Claim upon the Surviving Owner's Death to their children, NIKOLA TALEVSKI, TONY TALEVSKI and CHRISTINE TALEVSKI, equally, as Tenants in Common, (the "Primary Beneficiaries"), For No Consideration, the following Real Estate in Lake County, Indiana:**

The Northeast Quarter of the Northeast Quarter, EXCEPTING THEREFROM the North 1,200 feet thereof; and the North 180 feet of the East half of the Southeast Quarter of the Northeast Quarter; all in Section 32, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.

Commonly known as: 14306 Grant Street, Crown Point, Indiana 46307

Key No: 45-16-32-200-006,000-041

**Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder!**

**Subject To:** The interest of each Beneficiary hereunder is subject to the following. If the surviving Owner's estate does not contain sufficient assets to pay the cash gifts set forth in Article VII of the Owners' Last Wills and Testaments dated September 11, 2020, which Wills are incorporated herein by reference, payment of such gifts shall be a lien against and shall be paid from the proceeds of the real estate prior to the balance being distributed to any Primary or Contingent Beneficiaries named herein.

**Subject To:** If any Primary Beneficiary named above does not survive both Owners, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation as "Contingent Beneficiaries." If no issue survive, the interest of the deceased Primary Beneficiary shall be distributed equally to the surviving Primary Beneficiaries named above or to their surviving issue by representation as "Contingent Beneficiaries."

**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 this 11<sup>th</sup> day of September, 2020.

*Lazar Talevski*  
LAZAR TALEVSKI

*Cvetanka Talevski*  
CVETANKA TALEVSKI a/k/a  
CVFTANKA TALEVSKI

FILED

State of Indiana )  
County of Lake )

SEP 14 2020 003438

Before me, the undersigned, a Notary Public in and for said County and State, on September 11, 2020, personally appeared LAZAR TALEVSKI and CVETANKA TALEVSKI a/k/a CVFTANKA TALEVSKI, and acknowledged the execution of the foregoing Transfer on Death Deed. IN WITNESS WHEREOF, I have signed my name and affixed my official seal.

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

*JOHN E. REVALAS*  
LAKE COUNTY AUDITOR  
*Kent A. Jeffirs*  
Kent A. Jeffirs, Notary Public

25-  
Ok. 5991  
D

**EXECUTED AND DELIVERED IN MY PRESENCE:**

*Courtney M. Danczak* [Witness's Signature]  
Witness: COURTNEY M. DANCZAK [Witness's Printed Name]

STATE OF INDIANA            )  
  )  
COUNTY OF LAKE            )

Before me, a Notary Public in and for said County and State, on September 11, 2020, personally appeared witness, **COURTNEY M. DANCZAK**, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **LAZAR TALEVSKI** and **CVETANKA a/k/a CVFTANKA TALEVSKI** in the above-named subscribing witness's presence, and that the above-named subscribing 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 on September 11, 2020.

KENT A. JEFFIRS  
Notary Public - Notary Seal  
State of Indiana  
Lake County  
My Commission Expires Sept 20, 2024

*Kent A. Jeffirs*  
Kent A. Jeffirs, Notary Public



Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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. *Is/ Kent A. Jeffirs*