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2020-067985

2020 Sep 25

8:51 AM

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

TRUSTEE'S DEED

File No.: BT2320020-00409-JM  
CT Valparaiso LLC

**THIS INDENTURE WITNESSETH**, That Steven S. Sendejas and Susan Sendejas, as Trustees of The Steven S. Sendejas Living Trust dated April 18, 2018; and Susan Sendejas and Steven S. Sendejas, as Trustees The Susan Sendejas Living Trust dated April 18, 2018, each an undivided interest (Grantor) **CONVEY(S)** to Richard K. Falzone (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**For APN/Parcel ID(s):** 45-09-19-203-007.000-022

LOT NUMBERED 7 IN BLOCK 15 RIVERSIDE ESTATES, IN THE TOWN OF NEW CHICAGO, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 522 Van Buren Avenue, Hobart, IN 46342

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 11th day of September, 2020.

Steven S. Sendejas and Susan Sendejas, as Trustees of The Steven S. Sendejas Living Trust dated April 18, 2018

BY: Steven S. Sendejas as trustee  
Steven S. Sendejas, Trustee

BY: Susan Sendejas as trustee  
Susan Sendejas, Trustee

Susan Sendejas and Steven S. Sendejas, as Trustees The Susan Sendejas Living Trust dated April 18, 2018

BY: Susan Sendejas as trustee  
Susan Sendejas, Trustee

BY: Steven S. Sendejas as trustee  
Steven S. Sendejas, Trustee

\$2500

CA 1820801875

① BT2320020-00409

CHICAGO TITLE COMPANY, LLC

043525

JB

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

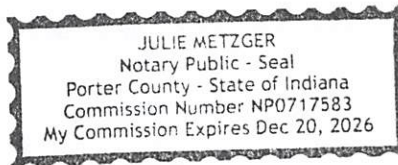
State of Indiana

County of PORTER

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Steven S. Sendejas and Susan Sendejas, as Trustees of The Steven S. Sendejas Living Trust dated April 18, 2018; and Susan Sendejas and Steven S. Sendejas, as Trustees The Susan Sendejas Living Trust dated April 18, 2018, each an undivided interest, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of September, 2020

Signature: \_\_\_\_\_  
Printed: Julie Metzger  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: December 20, 2026



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 522 Van Buren Avenue  
Hobart, IN 46342

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: Dena Phillips Farling.

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Trustees Deed

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

  
\_\_\_\_\_

Witness Signature

Witness Name (Jennifer Church)

PROOF:

State of Indiana

County of PORTER

Before me, a Notary Public in and for said County and State, on 09/11/2020 , personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Steven S. Sendejas and Susan Sendejas, as Trustees of The Steven S. Sendejas Living Trust dated April 18, 2018; and Susan Sendejas and Steven S. Sendejas, as Trustees The Susan Sendejas Living Trust dated April 18, 2018, each an undivided interest, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Steven S. Sendejas and Susan Sendejas, as Trustees of The Steven S. Sendejas Living Trust dated April 18, 2018; and Susan Sendejas and Steven S. Sendejas, as Trustees The Susan Sendejas Living Trust dated April 18, 2018, each an undivided interest, execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 11th day of September, 2020

Signature: \_\_\_\_\_

Printed: Julie Metzger

Resident of: Porter County

State of: INDIANA

My Commission expires: December 20, 2026

