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2020-071912

2020 Oct 8

8:38 AM

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

Mail Tax Bills To:

PARCEL NO. 45-11-28-402-005.000-035

(Owners)

MR. & MRS. STEVEN E. HEISE
10088 Prairie Knoll Court
St. John, Indiana 46373

TRANSFER ON DEATH DEED

STEVEN E. HEISE and WENDY S. HEISE, husband and wife ("Owners"), of 10088 Prairie Knoll Court, St. John, Lake County, Indiana 46373, **transfer and quit-claim** to STEVEN E. HEISE and WENDY S. HEISE, husband and wife, as tenants by the entireties, **transfer on the Surviving Owner's death** to JEREMIAH M. EGBRECHT ("LDPS") and JAMIE L. GROGAN ("LDPS") ("Primary Beneficiaries"), for no consideration, the following described real estate:

LOT 264 IN LAKE HILLS RESUBDIVISION UNIT 5, AN ADDITION TO ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 61, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 264; THENCE NORTH 54 DEGREES 53 MINUTES 31 SECONDS WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 264, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 264; THENCE NORTH 35 DEGREES 06 MINUTES 29 SECONDS EAST ON THE NORTHWESTERLY LINE OF SAID LOT 264, A DISTANCE OF 110.46 FEET TO A POINT; THENCE SOUTH 27 DEGREES 08 MINUTES 44 SECONDS EAST, A DISTANCE OF 177.28 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY CURVED LINE OF SAID LOT 264; THENCE ON THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 29.05 FEET TO THE POINT OF BEGINNING, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: (Owner's Address)
10088 Prairie Knoll Court
St. John, Indiana 46373

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 07 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



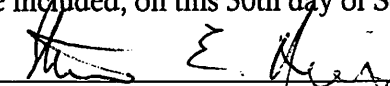
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This instrument is made for no consideration and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.

If a Primary Beneficiary does not survive both Owners, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's lineal descendants per stirpes ("LDPS"); or if none, the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall lapse.

IN WITNESS WHEREOF, we have hereunto set our hands and seals to this Transfer on Death Deed consisting of three (3) typewritten pages, this page included, on this 30th day of September, 2020.



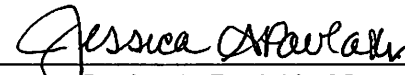
 STEVEN E. HEISE


 WENDY S. HEISE

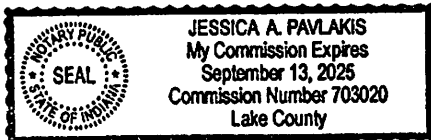
STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 30th day of September, 2020, personally appeared STEVEN E. HEISE and WENDY S. HEISE, husband and wife, and acknowledged the execution of the foregoing Transfer on Death Deed as their respective voluntary act for the purposes stated therein.

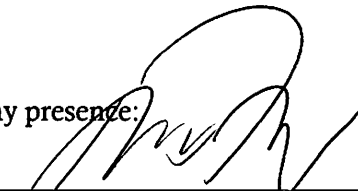
My Commission Expires: 09/13/2025
 My Commission Number: 703020



 Jessica A. Pavlakis, Notary Public
 Resident of Lake County



EXECUTED AND DELIVERED in my presence:



 Witness: MICHAEL D. DOBOSZ

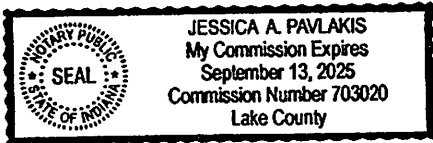
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared MICHAEL D. DOBOSZ, 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 STEVEN E. HEISE and WENDY S. HEISE, husband and wife, 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 this 30th day of September, 2020.

My Commission Expires: 09/13/2025
My Commission Number: 703020

Jessica A. Pavlakis
Jessica A. Pavlakis, Notary Public
Resident of Lake County



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.
Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:
Michael D. Dobosz, Esq. (#14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVIK & SANDOVAL, LLP
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Highland, Indiana 46322
(219) 924-2427

