

2020-073149

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

2020 Oct 14 9:13 AM

TRUSTEE'S DEED

File No.: CTNW2005418
CT Highland LLC

THIS INDENTURE WITNESSETH, That Bernard F. Taillon III, Successor Trustee, under the provisions of the Taillon Living Trust, Dated May 28, 1997 (Grantor) CONVEY(S) to Philip M. Lehning (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: *a single man*

For APN/Parcel ID(s): 45-07-10-255-007.000-023

LOT 7 EXCEPT THE NORTH 25 FEET THEREOF, AND ALL OF LOT 8, BLOCK 1, CLINE GARDENS ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 6731 Nevada Avenue, Hammond, IN 46323-1949

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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 14th day of October, 2020.

Bernard F. Taillon III, Successor Trustee, under the provisions of the Taillon Living Trust, Dated May 28, 1997

BY: *Bernard F. Taillon III*
Bernard F. Taillon III, Successor Trustee

STATE OF Colorado

COUNTY OF Douglas

Before me, a Notary Public in and for said County and State, personally appeared Bernard F. Taillon III, Successor Trustee, under the provisions of the Taillon Living Trust, Dated May 28, 1997, 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 14th day of October, 2020

Signature: *Nidhi Rastogi*
Printed: Nidhi Rastogi
Resident of: Douglas County
State of: Colorado
My Commission expires: 09/24/2023

NIDHI RASTOGI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194036619
MY COMMISSION EXPIRES 09/24/2023

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

Grantee's Address and Tax Billing Address: 6731 Nevada Avenue
Hammond, IN 46323-1949

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.

CHICAGO TITLE INSURANCE COMPANY



CEH 1820801888
\$2500

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026972

JAZ

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:

Ann T Harrison
Witness Signature

Witness Name (Ann T. HARRISON)

PROOF:
State of Colorado

County of Douglas

Before me, a Notary Public in and for said County and State, on 6th OCT 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 Bernard F. Taillon III, Successor Trustee, under the provisions of the Taillon Living Trust, Dated May 28, 1997, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Bernard F. Taillon III, Successor Trustee, under the provisions of the Taillon Living Trust, Dated May 28, 1997, 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 6th day of OCT, 2020

Signature: Nidhi Rastogi

Printed: Nidhi Rastogi

Resident of: Douglas County

State of: Colorado

My Commission expires: 9/24/2023



NIDHI RASTOGI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194036619
MY COMMISSION EXPIRES 09/24/2023