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2020-059499
2020 Aug 27 12:47 PM

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

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made this day of 21st, of August, 2020 by Nadine A. Zepeda, personal representative of the **UNSUPERVISED ESTATE OF NICHOLAS VELLEGAS, DECEASED.**
AKA Nicholas E.

NOW, THEREFORE, this Deed witnesseth, that Nadine A. Zepeda is the personal representative of the Unsupervised Estate of Nicholas Vellegas, Deceased. This estate is pending as Cause No. 45D11-2002-EU-000075 in Lake County, Indiana, The personal representative under Indiana law, hereby distributes to Nadine A. Zepeda the following described real estate:
AKA Nicholas E.

LOTS 194 IN THE PRESERVE - PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK, 111, PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

PIN: 45-11-31-453-007.000-035

Property Address: 13361 Redbud Dr., Saint John, IN 46373

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Estate of Nicholas Vellegas, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto Nadine A. Zepeda, in a fee-simple ownership forever.

IN WITNESS WHEREOF, Grantor, as personal representative aforesaid, has hereunto set her hand and seal the day and year first above written.

Nadine A. Zepeda
Nadine A. Zepeda,
Personal Representative of the Estate of Nicholas Vellegas, Dec'd

STATE OF INDIANA,
COUNTY OF LAKE, ss:

The execution of the foregoing deed instrument was acknowledged before me on this 21st day of August, 2020 by Nadine A. Zepeda, Personal Representative of the Estate of Nicholas Vellegas.

025592

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 27 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 9/18/2023

Official Seal
Theodore Stanley Leonas Jr
Notary Public State of Illinois
My Commission Expires 09/18/2020



Re-recorded to add middle Initial.

25
CC
RM

\$2500
AB

STATE OF INDIANA
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2020-073455

2020 Oct 14 9:28 AM

THIS DOCUMENT PREPARED BY Theodore S. Leonas III.
I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Theodore S. Leonas III *b*

Grantee Address and Tax Bill mailing address: 13361 Redbud Dr., St. John, IN 46373
Return to: Nadine A. Zepeda, 13361 Redbud Dr., St. John, IN 46373w



CERTIFICATE OF PROOF

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

[Handwritten Signature]

Witness Signature

Theodore Leonas III

Witness Printed Name



PROOF:

STATE OF INDIANA

COUNTY OF LAKE

Before me a Notary Public in and for said County and State, Dated on 08/21/2020, personally appeared the above-named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows WITNESS- THEODORE LEONAS III to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said GRANTOR(S)- MADINE ZEPEDA execute the same: and the said WITNESS at same time subscribed his/her name as a witness thereto

[Handwritten Signature]

NOTARY PUBLIC SIGNATURE

THEODORE STANLEY LEONAS JR.

NOTARY PRINTED NAME

Notary Name exactly as Commission Notary Public- State of Seal

My Commission Expires: 9/18/2020

Commission No: 774080

