

2020-073472

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

2020 Oct 14 10:57 AM

MAIL TAX BILLS TO:
4905 W. 173rd Ave.
Lowell, Indiana 46356

Parcel No.: 45-19-24-226-005.000-007

TRUSTEE'S DEED

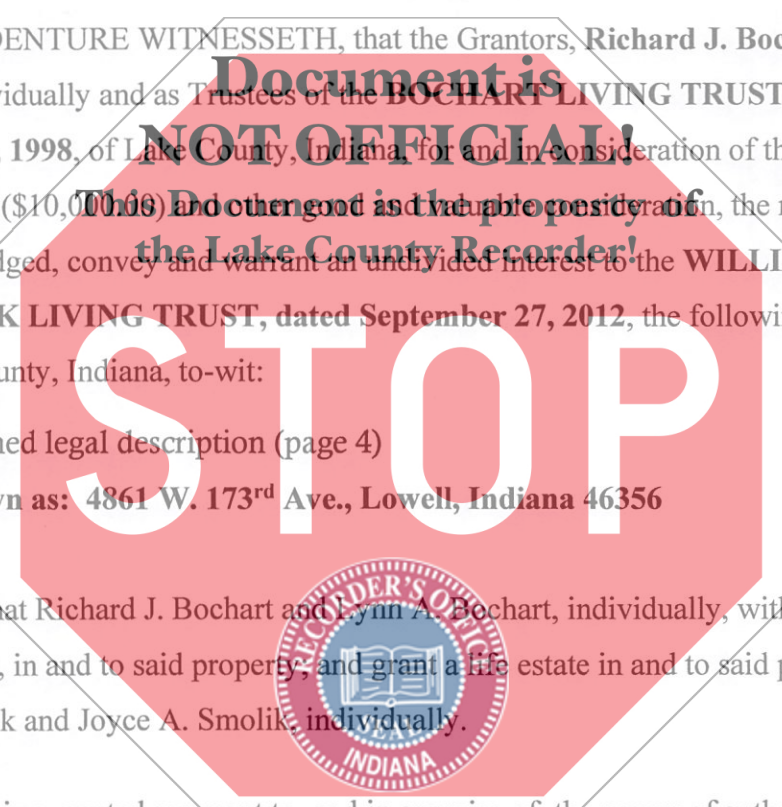
THIS INDENTURE WITNESSETH, that the Grantors, **Richard J. Bochart and Lynn A. Bochart**, individually and as Trustees of the **BOCHART LIVING TRUST DATED SEPTEMBER 8, 1998**, of Lake County, Indiana, for and in consideration of the sum of Ten Thousand dollars (\$10,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant an undivided interest to the **WILLIAM AND JOYCE SMOLIK LIVING TRUST, dated September 27, 2012**, the following described real estate in Lake County, Indiana, to-wit:

See attached legal description (page 4)

Commonly known as: 4861 W. 173rd Ave., Lowell, Indiana 46356

Further, that Richard J. Bochart and Lynn A. Bochart, individually, withdraw and vacate their life estate(s), in and to said property; and grant a life estate in and to said property to William C. Smolik and Joyce A. Smolik, individually.

This deed is executed pursuant to, and in exercise of, the power of authority granted to and vested in said Trustee by the terms of said deed in Trust delivered to said Trustee pursuant to the Trust agreement above mentioned, and subject to all restrictions of record. This conveyance by the Trustee is a warranty only as against the Trustee's acts as Trustee and the acts of those



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 14 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

027129



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acting under it and through it as Trustee. Any recourse under this deed shall be against the trust estate, only and not against the Trustee individually.

IN WITNESS WHEREOF, that said **Richard J. Bochart and Lynn A. Bochart**, Individually and as Trustees of the **BOCHART LIVING TRUST DATED SEPTEMBER 8, 1998**, have caused this deed to be signed this **12th** day of **October, 2020**.

IN WITNESS WHEREOF, the Party hereto have set their hand and seal on the **12th** day of **October, 2020**.

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Richard J. Bochart - Trustee
Richard J. Bochart, as Trustee

Lynn A. Bochart, Trustee
Lynn A. Bochart, as Trustee

Richard J. Bochart
Richard J. Bochart

Lynn A. Bochart
Lynn A. Bochart

STATE OF INDIANA)
) ss:
COUNTY OF LAKE)

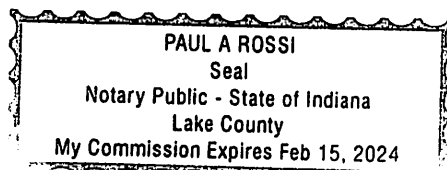


I, Paul A. Rossi, a Notary Public in and for said County and State do hereby certify that **Richard J. Bochart and Lynn A. Bochart**, Individually and as Trustees personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial seal on the **12th** day of **October, 2020**.

My Commission Expires: 02-15-2024
County of Residence: Lake

(Handwritten signature of Paul A. Rossi)
Paul A. Rossi, Notary Public



EXECUTED AND DELIVERED in my presence:

Michelle D West
Witness Signature

Michelle West
Witness (printed)

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Document is NOT OFFICIAL!

Before me a Notary Public in and for said County and State, personally appeared **Breanna Campbell**, 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 **Richard J. Bochart and Lynn A. Bochart** 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 hand and Notarial Seal this 12th day of October, 2020
My Commission Expires: 02-15-2024
County of Residence: Lake

Paul A. Rossi
Paul A. Rossi, Notary Public

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document."
Prepared By: *OB*

This document was prepared by: Attorney Paul A. Rossi Atty #20346-98, 1601 Northview Drive, Lowell, Indiana 46356, (219) 690-1200

PAUL A ROSSI
Seal
Notary Public - State of Indiana
Lake County
My Commission Expires Feb 15, 2024

LEGAL
DESCRIPTION
EXHIBIT.

LEGAL DESCRIPTION: A PARCEL OF LAND BEING A PART OF LOT 2 IN PINEWOOD MANOR SUBDIVISION, IN THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PINEWOOD MANOR SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES 08 SECONDS WEST (BASIS OF BEARINGS BEING THE RECORDED PLAT OF PINEWOOD MANOR SUBDIVISION), A DISTANCE OF 668.43 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE NORTH LINE OF SAID PINEWOOD MANOR SUBDIVISION TO THE NORTHWEST CORNER OF SAID PINEWOOD MANOR SUBDIVISION; THENCE SOUTH 0 DEGREES 50 MINUTES 14 SECONDS EAST, 390.0 FEET ALONG THE WEST LINE OF SAID PINEWOOD MANOR SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1 IN SAID PINEWOOD MANOR SUBDIVISION; THENCE SOUTH 89 DEGREES 39 MINUTES 08 SECONDS EAST, 270.0 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 50 MINUTES 14 SECONDS EAST, 273.10 FEET ALONG THE EAST LINE OF SAID LOT 1, EXTENDED SOUTH TO THE SOUTH LINE OF LOT 2 IN PINEWOOD MANOR SUBDIVISION; THENCE NORTH 89 DEGREES 40 MINUTES 19 SECONDS WEST, 270.0 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF PINEWOOD MANOR SUBDIVISION; THENCE NORTH 0 DEGREES 50 MINUTES 14 SECONDS WEST, 273.19 FEET ALONG THE WEST LINE OF PINEWOOD MANOR SUBDIVISION AND THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

A PART of our A-Split from my number 45-19-24-226-005-000-007

