

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-012858

8:58 AM 2021 Feb 9

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That Belk Capital Group, LLC as Trustee of Lakeside Land Trust by virtue of and pursuant to the authority vested in said Trustee in and by said agreement, does hereby CONVEY AND WARRANT unto Quest Trust Company FBO Caleb J. Teachout IRA #41441-21 for and in consideration of ten and no/100 dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, the following described real estate situate in Lake County, Indiana, to-wit:

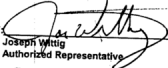
Lot Numbered 15 , Block 13, as shown on the recorded plat of Tarrytown Second Subdivision In the City of Gary recorded in Plat Book 30 page 86, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4000 West 23rd Avenue, Gary, IN 46404

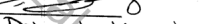
This conveyance is subject to State, County and municipal taxes for 2019 payable in 2020 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements, restriction of record and questions of survey. GRANTOR expressly limits said warranties only against the acts of the GRANTOR and all persons claiming by, through or under the GRANTOR. This Deed is executed pursuant to, and in the exercise of the powers and authority granted to and vested in the Trustee(s) by the terms of the Lakeside Land Trust.

IN WITNESS WHEREOF, said Grantor has hereunto set his/his hand and seal this 4th day of February, 2021.

Lakeside Land Trust
by Belk Capital Group, LLC as Trustee

BY: 
Joseph Wittig
Authorized Representative

EXECUTED AND DELIVERED in my presence:

Witness' Signature: 
Witness' Printed Name: Deborah Wayne

MAIL TAX BILLS TO:

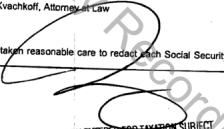
Quest Trust Company FBO Caleb J. Teachout IRA #41441-21
17171 Park Row #100, Houston, TX 77084

TAX KEY NO(S):
GRANTEE(S) ADDRESS:

45-09-18-133-018.000-004
17171 Park Row #100 Houston, TX 77084

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-21-64066-02

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:



INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 08 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25 cc
KLC
28381

NOT AN OFFICIAL DOCUMENT

STATE OF Indiana)
COUNTY OF LAKE) SS:

Before me, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Joseph Wittig as Authorized Representative of Balk Capital Group, LLC personally appeared and who having been duly sworn, stated that they are Trustee under the Lakeside Land Trust agreement and acknowledged the execution of the foregoing Trustee's Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this 4th day of February, 2021.

[Signature]
Notary Public
County of Residence: _____
My Commission Expires: _____
Commission No. _____



STATE OF Indiana)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Deborah Wajack (Witness) 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 Joseph Wittig as Authorized Representative of Balk Capital Group, LLC, Trustee of the Lakeside Land Trust (Grantor) 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 4th day of February, 2021.

[Signature]
Notary Public
County of Residence: _____
My Commission Expires: _____
Commission No. _____



Property of Lake County Recorder

[Signature]

Notary Public