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Property of Cook

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-012935

9:14 AM 2021 Feb 9

TRUSTEE'S DEED

TAX: LD. NO. 45-13-06-352-001.000-018

THIS INDENTURE WITNESSETH that ROBERT CRAIG ANDERSON, TRUSTEE OF THE BRYN ANDERSON SPECIAL NEEDS TRUST, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to JOE R. TINNEY AND KAYE T. TINNEY, HUSBAND AND WIFE, (GRANTEES) of COOK County in the State of ILLINOIS, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE SOUTH LINE OF SECTION 6, A DISTANCE OF 1151.2 FEET; THENCE NORTH WITH AN INTERIOR ANGLE OF 88 DEGREES 08 MINUTES 30 SECONDS, A DISTANCE OF 896.87 FEET TO THE CENTER OF ROAD; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 50 DEGREES 14 MINUTES, A DISTANCE OF 345.88 FEET; THENCE CONTINUING SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 198 DEGREES 19 MINUTES, A DISTANCE OF 591.30 FEET; THENCE CONTINUING SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 143 DEGREES 39 MINUTES 30 SECONDS A DISTANCE OF 398.85 FEET; THENCE CONTINUING SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 203 DEGREES 18 MINUTES, A DISTANCE OF 148.45 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPT THEREFROM THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 6, SAID POINT BEING 870.23 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 6 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 314.2 FEET TO A POINT; THENCE NORTH 8 DEGREES 42 MINUTES WEST A DISTANCE OF 318.81 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF OLD BRACKEN ROAD.

TOGETHER WITH AND EASEMENT FOR INGRESS AND EGRESS CONTAINED IN A DEED RECORDED 10/21/65 IN DEED BOOK 1304 PAGE 12 AND DESCRIBED AS FOLLOWS:

OVER AND ACROSS THE EASTERLY TWENTY (20) FEET OF THE NORTHERLY SEVENTY (70) FEET, AND THE SOUTHERLY TWENTY (20) FEET OF THE NORTHERLY NINETY (90) FEET, OF THE ABOVE DESCRIBED REAL ESTATE, SAID ROADWAY TO BE USED FOR ACCESS TO AND EGRESS FROM REAL ESTATE OF THE GRANTOR, MARCELLA S. KNUTSON, LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED REAL ESTATE.

COMMONLY KNOWN AS: 5001 E 61ST AVENUE, HOBART, INDIANA 46342

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 08 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY
FILE NO. 2020801

25:00
24

CK15090

NOT AN OFFICIAL DOCUMENT

Property of **FAIRFAX COUNTY**

Dated this 29th day of January, 2021

Robert Craig Anderson, Trustee
ROBERT CRAIG ANDERSON, TRUSTEE OF THE BRYN ANDERSON SPECIAL NEEDS TRUST

STATE OF VIRGINIA, COUNTY OF FAIRFAX) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of January, 2021 personally appeared: **ROBERT CRAIG ANDERSON, TRUSTEE OF THE BRYN ANDERSON SPECIAL NEEDS TRUST**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 7851992
My commission expires: 7/31/2023
Resident of FAIRFAX County

Signature Heleni Goulias
Printed Heleni Goulias

Notary Public
Heleni Goulias
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7851992
My Commission Expires 7/31/2023

Carla Solomon Witness Signature
Carla Solomon Witness' Printed Name

STATE OF VIRGINIA)
County of FAIRFAX)

Before me, a Notary Public in and for said County and State, personally appeared the above named Carla Solomon, to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **ROBERT CRAIG ANDERSON, TRUSTEE OF THE BRYN ANDERSON SPECIAL NEEDS TRUST** to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described 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 29 day of January 2021

Heleni Goulias Notary Public Signature
Heleni Goulias Notary Public Printed Name

Commission Number: 7851992
My Commission Expires: 7/31/2023
Resident of FAIRFAX County

Heleni Goulias
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7851992
My Commission Expires 7/31/2023

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company

RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 5001 E 61ST AVENUE, HOBART, INDIANA 46342
SEND TAX BILLS TO: GRANTEES