

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-012946

9:14 AM 2021 Feb 9

## PERSONAL REPRESENTATIVE'S DEED

TAX: I.D. NO. 45-12-03-204-023.00-030

Mark Szuster and David Tokarski, as Co-Personal Representatives of the Supervised Estate of CHRIST KOSEFF, deceased, filed in the Lake Superior Court in Court Division 2 at East Chicago, Indiana, as Estate Number 45D02-2001-ES-000013, pursuant to his/her power under Indiana law, convey to PREFERRED HOMES, LLC, of Lake County, Indiana, for and in consideration of the sum of One-Hundred Twenty-One Thousand Dollars (\$121,000.00), the receipt of which is hereby acknowledged, the following described real estate situated in Lake County, Indiana, to-wit:

LOT 8, BLOCK 5, SUBDIVISION OF BLOCKS 2, 3 AND 5, AND A RESUBDIVISION OF LOTS 28, 29, 30 AND 31, BLOCK 4, GEORGIA HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 30, PAGE 48, LAKE COUNTY, INDIANA.

Commonly known as: 5429 DEXTER DR., MERRILLVILLE, IN 46410

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

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

IN WITNESS WHEREOF, the said Mark Szuster and David Tokarski, as Co-Personal Representatives of the Supervised Estate of Christ Koseff, has hereunto set her hand this 19<sup>th</sup> day of February, 2021

*Mark Szuster*

Mark Szuster, Co-Personal Representative  
of the Supervised Estate of  
Christ Koseff  
Estate Number 45D02-2001-ES-000013

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 08 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*David Tokarski*

David Tokarski, Co-Personal Representative  
of the Supervised Estate of  
Christ Koseff  
Estate Number 45D02-2001-ES-000013

COMMUNITY TITLE COMPANY  
FILE NO. 2121057

25 cc  
KLC

CK 15090

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STATE OF WI )  
COUNTY OF Ozaukee ) SS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared Mark Szuster, as Co-Personal Representatives of the Supervised Estate of Christ Koseff Estate Number 45D02-2001-ES-000013, and acknowledged her execution of the said Deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND this 18 day of February, 2021.

Commission Number: na  
My Commission Expires: 8/17/2021  
County of Residence: Ozaukee

Signature [Signature]  
Printed SUSAN T PALLO, Notary Public

EXECUTED AND DELIVERED IN MY PRESENCE:

SUSAN T PALLO  
NOTARY PUBLIC  
STATE OF WISCONSIN

Julia Mentzel Witness Signature  
Julia Mentzel Witness' Printed Name  
STATE OF WI )  
STP County of Ozaukee )

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS Julia Mentzel to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows Mark Szuster, as Co-Personal Representatives of the Supervised Estate of Christ Koseff Estate Number 45D02-2001-ES-000013 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 18 day of February 2021

[Signature] Notary Public Signature  
SUSAN T PALLO Notary Public Printed Name

Commission Number: na  
My Commission Expires: 8/17/2021  
Resident of Ozaukee County

SUSAN T PALLO  
NOTARY PUBLIC  
STATE OF WISCONSIN

County Recorder

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STATE OF Indiana )  
COUNTY OF Lake ) SS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared **David Tokarski, as Co-Personal Representatives of the Supervised Estate of Christ Koseff Estate Number 45D02-2001-ES-000013**, and acknowledged her execution of the said Deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND this 3<sup>rd</sup> day of February, 2021.

Commission Number: 0699646  
My Commission Expires: 5-10-25 Signature: [Signature]  
County of Residence: Lake Printed Darleen S. Birchel, Notary Public

EXECUTED AND DELIVERED IN MY PRESENCE:

[Signature] Witness Signature  
Regina S. Ferguson Witness' Printed Name



STATE OF INDIANA ) County of Lake )

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS Regina S. Ferguson to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **David Tokarski, as Co-Personal Representatives of the Supervised Estate of Christ Koseff Estate Number 45D02-2001-ES-000013** 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 3<sup>rd</sup> day of February, 2021.

[Signature] Notary Public Signature  
Darleen S. Birchel Notary Public Printed Name



Commission Number: 0699646  
My Commission Expires: 5-10-25  
Resident of Lake County

# NOT AN OFFICIAL DOCUMENT

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. All information used in  
preparation of document was supplied by title company.

RETURN DEED TO:    **GRANTEE**  
GRANTEE STREET OR RURAL ROUTE ADDRESS:

SEND TAX BILLS TO:    **GRANTEE**

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.

\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

**DARLEEN S. BIRCHEL**

Property of Lake County Recorder