

NOT AN OFFICIAL DOCUMENT

2020-094409  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER  
2020 Dec 18 2:58 PM

2020-071276  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER  
2020 Oct 7 8:32 AM

CERTIFIED TRUE COPY  
OF AN ORIGINAL DOCUMENT.  
Chicago Title Indiana Division  
By: Beverly Coyle

TRUSTEE'S DEED

File No.: CTNW2005448-KEA  
CT Lowell LLC

THIS INDENTURE WITNESSETH, That Charles Alan McBain and Judy Lyn McBain as Trustee(s) under the terms and provisions of a certain Trust Agreement dated March 23, 2014, and designated as the McBain Revocable joint tenancy Living Trust Dated March 23, 2014, and to any and all successors as assigned (Grantor) CONVEY(S) to Timothy VanHooft and Dana VanHooft, husband and wife (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

For APN/Parcel ID(s): 45-19-23-478-004,000-008

LOT 45 IN H.R. NICHOLS ADDITION TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 01, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 122 Oak Street, Lowell, IN 46356-1910

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 1<sup>st</sup> day of October, 2020.

Charles Alan McBain and Judy Lyn McBain as Trustee(s) under the terms and provisions of a certain Trust Agreement dated March 23, 2014, and designated as the McBain Revocable joint tenancy Living Trust Dated March 23, 2014

BY: Charles Alan McBain, Trustee  
Charles Alan McBain, Trustee

BY: Judy Lyn McBain, Trustee  
Judy Lyn McBain, Trustee

STATE OF INDIANA  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Charles Alan McBain and Judy Lyn McBain, as Trustee(s) under the terms and provisions of a certain Trust Agreement dated March 23, 2014, and designated as the McBain Revocable joint tenancy Living Trust Dated March 23, 2014, and to any and all successors as assigned, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 1<sup>st</sup> day of October 2020

Signature: Katherine E. Adams  
Printed: Katherine E. Adams  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: December 5, 2024

NOTARY PUBLIC  
STATE OF INDIANA  
KATHERINE E ADAMS  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP0693947  
My Commission Expires Dec 5, 2024

FEB 09 2021  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
NOTARY PUBLIC  
STATE OF INDIANA  
LAKE COUNTY AUDITOR  
DEC 18 2020  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

OCT 06 2020  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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2021-013030  
12:50 PM 2021 Feb 9  
GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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B

\* This document being re-recorded to put in proper chain of title. SC

\* This document being re-recorded to put in proper chain of title. SC.


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# NOT AN OFFICIAL DOCUMENT

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Trustees Deed

## CERTIFICATE OF PROOF

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

  
\_\_\_\_\_  
Witness Signature

Witness Name Madilyn Maher

PROOF:  
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 10/1/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Charles Alan McBain and Judy Lyn McBain, as Trustee(s) under the terms and provisions of a certain Trust Agreement dated March 23, 2014, and designated as the McBain Revocable joint tenancy Living Trust Dated March 23, 2014, and to any and all successors as assigned, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said above Trustees execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of October, 2020

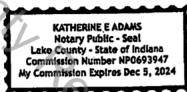
Signature: 

Printed: Katherine E. Adams

Resident of: Lake County

State of: INDIANA

My Commission expires: December 5, 2024



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**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantor's Address and Tax Billing Address:** 15700 W. 88th Av  
Dyer, IN 46311

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: Dena Phillips Farling.

Property of Lake County Recorder