

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-017696

9:52 AM 2021 Feb 28

MAIL TAX BILLS TO: Cheryl A. Lenzo, Grantee
GRANTEE'S ADDRESS: 3471 East 20th Place
Lake Station, IN 46405

PARCEL NO. 45-17-32-326-004.000-044

TRUSTEE'S DEED

This indenture witnesseth that CHERYL A. LENZO, SUCCESSOR TRUSTEE OF THE CHARLES E. BREWER, JR. REVOCABLE TRUST U/T/D FEBRUARY 27, 2015, of Lake County in the State of Indiana

Convey(s) and warrant(s) to CHERYL A. LENZO, of Lake County in the State of Indiana

for no consideration, the following real estate and improvements in Lake County in the State of Indiana, to-wit:

Part of the Southwest 1/4 of Section 32, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said section 32; thence North 00 degrees 00 minutes 00 seconds East, along the West line of said Section, a distance of 2666.87 feet to the Northwest corner of the Southwest 1/4 of said Section; thence North 89 degrees 59 minutes 06 seconds East, along the North line of the Southwest 1/4, a distance of 2052.71 feet to the point of beginning; thence continuing North 89 degrees 59 minutes 06 seconds East, along last described line, a distance of 589.14 feet to the Northeast corner of the Southwest 1/4 of said Section; thence South 00 degrees 08 minutes 40 seconds West, along the East line of said Southwest 1/4, a distance of 324.14 feet; thence North 89 degrees 51 minutes 20 seconds West, a distance of 588.24 feet; thence North 00 degrees 00 minutes 54 seconds West, a distance of 322.50 feet to the point of beginning.

Commonly known as 7015 E. 145th Avenue, Hebron, Indiana 46341.

Subject to:

1. All easements, covenants, assessments and restrictions now of record.
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 24 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

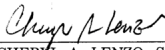


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C# 25024
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The Grantor certifies that this document is executed in accordance with and pursuant to the terms and provisions of the unrecorded Trust Agreement under which title to the above-described real estate is held and that the Successor Trustee has full power and authority to execute this document as of the date of execution.

Dated this 18th day of February, 2021.




CHERYL A. LENZO, Successor Trustee of the
Charles E. Brewer, Jr. Revocable Trust u/t/d
February 27, 2015

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of February, 2021, personally appeared CHERYL A. LENZO, SUCCESSOR TRUSTEE OF THE CHARLES E. BREWER, JR. REVOCABLE TRUST U/T/D FEBRUARY 27, 2015, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Benjamin T. Ballou, Notary Public
Resident of Lake County, Indiana

My Commission Expires:
November 21, 2023

Commission No. 675090



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EXECUTED AND DELIVERED in my presence:

Lisa K. Lukehart
Lisa K. Lukehart, Witness

STATE OF INDIANA)
COUNTY OF LAKE)SS:

Before me, a Notary Public in and for said County and State, personally appeared LISA K. LUKEHART, 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 CHERYL A. LENZO, SUCCESSOR TRUSTEE OF THE CHARLES E. BREWER, JR. REVOCABLE TRUST U/T/D FEBRUARY 27, 2015, in the above-named subscribing witness' presence, and that the above-named subscribing witness is not a party to the foregoing instrument and will not receive any interest or proceeds as a result of said instrument.

Witness my hand and Notarial Seal this 18th day of February, 2021.

My Commission Expires:
November 21, 2023

Commission No. 675090

Benjamin T. Ballou
Benjamin T. Ballou, Notary Public
Resident of Lake County



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.

Benjamin T. Ballou
Benjamin T. Ballou

This instrument prepared by:

522601.1/18,433.1

Benjamin T. Ballou
Attorney at Law
8700 Broadway
Merrillville, IN 46410