

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-025225

10:38 AM 2021 Mar 19

MAIL TAX BILLS TO: Larry J. Sills
15329 West 101st Avenue
Dyer, Indiana 46311

TRANSFER ON DEATH DEED

This indenture witnesseth, that LARRY J. SILLS ("Owner/Grantor"), of Lake County in the State of Indiana hereby conveys and warrants to LARRY J. SILLS, Transfer on Death ("TOD") to MICHAEL McMAHON, ERIC McMAHON and RYAN McMAHON ("Primary Beneficiaries"), as tenants-in-common and not as joint tenants with rights of survivorship, for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

Part of the Fractional Northwest $\frac{1}{4}$ of Section 1, Township 34 North, Range 10 West of the 2nd Principal Meridian, in Lake County, Indiana, described as beginning at a Point 93.56 Rods East of the Northwest Corner of said Section; thence East 17 Rods; thence South 9.84 Rods; thence West 17 Rods; thence North 9.84 Rods to the point of beginning.

Commonly known as: 15329 West 101st Avenue, Dyer, Indiana 46311

PARCEL NO.: 45-14-01-100-002.000-013

Subject to:

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

If a Primary Beneficiary does not survive the Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the surviving Primary Beneficiary, or to his or her LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 12th day of March, 2021.

Larry J. Sills
LARRY J. SILLS, Grantor

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

FILED

MAR 19 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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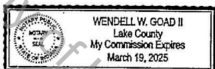
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared LARRY J. SILLS and acknowledged the execution of said deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 12th day of March, 2021.

My Commission Expires:
March 19, 2025



A handwritten signature in black ink, appearing to read 'Wendell W. Goad II', written over a horizontal line.

Wendell W. Goad II, Notary Public
Resident of Lake County

AFFIRMATION

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. Wendell W. Goad II

This instrument prepared by: Wendell W. Goad II
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana, 46410