

NOT AN OFFICIAL DOCUMENT

MAIL TAX BILLS TO:
Cathy L. Novakovich
8130 East 96th Court
Crown Point, Indiana 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-043417

1:47 PM 2021 Jun 21

TRANSFER ON DEATH DEED

This indenture witnesses that: CATHY L. NOVAKOVICH, ("Owner"), of Lake County, Indiana,

Transfers and Quit Claims on Death to: VENETA LEONARD, DEBRA ROBERTS, and EMMA NOVAKOVICH, equally, as Tenants in Common (the "Primary Beneficiaries"), For No Consideration, the following Real Estate in Lake County, Indiana:

Lot No. 39, in Auburn Hills, Phase One, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 86, Page 10, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 8130 East 96th Court, Crown Point, Indiana 46307
Key No: 45-13-33-152-007.000-030

If any Primary Beneficiary fails to survive the Owner, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's surviving issue by representation subject to the following. All beneficiaries over the age of 25 years shall receive their share outright. The share of any beneficiary under the age of 25 years shall be distributed to the Trustee named under Article VII of the Owner's Last Will and Testament dated June 17, 2021 for their benefit, which Will is incorporated herein by reference. If a Primary Beneficiary fails to survive the Owner and leaves no surviving issue, the interest of the deceased Primary Beneficiary shall be distributed equally to the surviving Primary Beneficiaries named above, or to their surviving issue by representation, subject to Article VII of the Owner's Last Will and Testament for any beneficiary under the age of 25 years.

Subject To: all unpaid real estate taxes and assessments for 2020 payable in 2021, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated: June 17, 2021


CATHY L. NOVAKOVICH

FILED

JUN 21 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

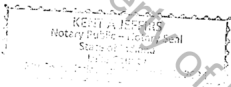
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CATHY 6/30/21
LK

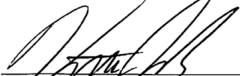
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State of Indiana)
)
County of Lake)

Before me, a Notary Public in and for said County and State, on June 17, 2021, appeared **CATHY L. NOVAKOVICH**, who acknowledged the execution of the foregoing Transfer of Death Deed.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal.






Kent A. Jeffers, Notary Public

Prepared by: Kent A. Jeffers, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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.



Kent A. Jeffers