

# NOT AN OFFICIAL DOCUMENT

**MAIL TAX BILLS TO:**  
Alex and Kim Mileusnic  
3128 Liberty Drive  
Crown Point, Indiana 46307  
Grantees' Address Above

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**2021-043418**

1:47 PM 2021 Jun 21

## TRANSFER ON DEATH DEED

**This indenture witnesses that** ALEX MILEUSNIC a/k/a ALEXANDER MILEUSNIC and KIM E. MILEUSNIC, Husband and Wife, (the "Owners"), of Lake County, Indiana,

**Transfer and Quit Claim upon the Surviving Owner's Death to:** NIKOLA MILEUSNIC (the "Primary Beneficiary"),

**For No Consideration**, the following Real Estate in Lake County, Indiana:

LOT 5 IN BURGE ESTATES, UNIT 3, AN ADDITION TO THE TOWN SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 68, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 3128 Liberty Drive, Crown Point, Indiana 46307  
Key No: 45-11-24-353-025,000-036

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.

If the Primary Beneficiary does not survive both Owners, all interest under this Transfer on Death Deed shall be distributed to the Primary Beneficiary's surviving issue by representation if over the age of 30 years, or, if under the age of 30 years, to the Testamentary Trustee named in Article VIII of the Owners' Last Wills and Testaments dated June 16, 2021, which Wills are incorporated herein by reference, for the benefit of the deceased Primary Beneficiary's surviving issue by representation, as "Contingent Beneficiaries." If no issue survive the Primary Beneficiary, all interest under this Transfer on Death Deed shall be distributed to **ST. SAVA SERBIAN ORTHODOX CHURCH** of Merrillville, Indiana.

**FILED**


**JUN 21 2021**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25 cc  
Clk# 1357  
kk

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Dated: June 16, 2021

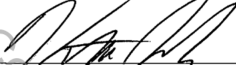
  
\_\_\_\_\_  
ALEX MILEUSNIC  
a/k/a ALEXANDER MILEUSNIC

  
\_\_\_\_\_  
KIM E. MILEUSNIC

State of Indiana )  
County of Lake )

Before me, a Notary Public in and for said County and State, on June 16, 2021 personally appeared ALEX MILEUSNIC a/k/a ALEXANDER MILEUSNIC and KIM E. MILEUSNIC, and acknowledged execution of the foregoing Transfer on Death Deed.

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

  
\_\_\_\_\_  
Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, 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. Jeffirs