

NOT AN OFFICIAL DOCUMENT

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MAIL TAX BILLS TO:
Rosemary T. Gleason
118 Pine Street
Lowell, Indiana 46356
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-045183

9:32 AM 2021 Jul 2

TRANSFER ON DEATH DEED

This indenture witnesses that: ROSEMARY GLEASON, ("Owner"), of Lake County, Indiana,

Transfers and Quit Claims upon Death to: MARIE GLEASON, ROBERT GLEASON and MICHELLE MOORE, equally, as Tenants in Common ("Primary Beneficiaries"), For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 41, Harding-Meyers Subdivision, in the Town of Lowell, as shown in Plat Book 28, Page 63, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 118 Pine Street, Lowell, Indiana 46356
Key No: 45-19-27-227-010.000-038

If Primary Beneficiary MARIE GLEASON does not survive the Owner, her interest under this Transfer on Death Deed shall be distributed to the Crown Point Community Foundation for the purpose of establishing a scholarship fund as set forth in Article VIII of the Owner's Last Will and Testament dated June 10, 2021, which Will is incorporated herein by reference. If Primary Beneficiaries ROBERT GLEASON and/or MICHELLE MOORE fail to survive the Owner, the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to such 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 10, 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 if not living, to their contingent beneficiaries as provided above.

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 10, 2021

Rosemary Gleason
ROSEMARY GLEASON

FILED

JUL 02 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-
6351
RM

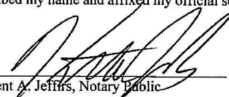
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State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on June 10, 2021, appeared ROSEMARY GLEASON, 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. Jeffirs, Notary Public

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

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Isl Kent A. Jeffirs

Kent A. Jeffirs