

# NOT AN OFFICIAL DOCUMENT

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MAIL TAX BILLS TO:  
Jillian R. Aguilar  
11860 80th Place  
DYER, IN 4631 t  
Grantee's Address Above

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-045185

9:32 AM 2021 Jul 2

## TRANSFER ON DEATH DEED

JILLIAN R. AGUILAR (the "Owner"), of Lake County, Indiana, **Transfers and Quit Claims upon Death to the Testamentary Trustee named under Article VI of the Owner's Last Will and Testament dated June 30, 2021** for the benefit of Olivia R. Aguilar or her surviving issue (the "Primary Beneficiary"), which Will is incorporated herein by reference, **For No Consideration**, the following Real Estate in Lake County, Indiana:

UNIT NO. 3, AT 11860 80th PLACE, IN ASPEN TRAIL TERRACE HOMES , INC., A HORIZONTAL PROPERTY REGIME, AS CREATED BY A CERTAIN DECLARATION OF CONDOMINIUM RECORDED AUGUST 28, 2001, AS DOCUMENT NO. 2001-068787 AND ALSO FILED IN PLAT BOOK 90, PAGE 71, AND AMENDED BY A CERTAIN AMENDMENT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT NO. 2001-073548 AND FURTHER AMENDED BY AMENDMENT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT NO. 2001- 073549, AND FURTHER AM ENDED BY AMENDMENT RECORDED NOVEMBER 9, 2001 AS DOCUMENT NO. 2001-091252 AND FURTHER AMENDED BY AMENDMENT RECORDED FEBRUARY 22, 2002 AS DOCUMENT NO. 2002-019035, AND FURTHER AMENDED BY AMENDMENT RECORDED MARCH 26, 2003, AS DOCUMENT NO. 2003-030724, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AND UNDIVIDED INTEREST IN THE COMMON AND LIMITED COMMON AREAS AND FACILITIES APPURTENANT THERETO.

Commonly Known As: 11860 80th Place, Dyer, IN 4631 t  
Key No: 45-11-20-254-043.000-032

If Olivia R. Aguilar does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed to said Trustee for the benefit of the contingent beneficiaries as set forth in said Will as incorporated herein.

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.

**FILED**

**JUL 02 2021**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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6371  
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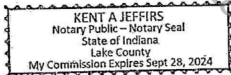
Dated: June 30, 2021

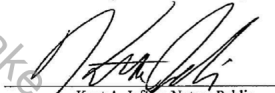
  
\_\_\_\_\_  
JILLIAN R. AGUILAR

State of Indiana     )  
                                  )  
County of Lake     )

Before me, a Notary Public in and for said County and State, on June 30, 2021, personally appeared JILLIAN R. AGUILAR, and acknowledged the execution of the foregoing Transfer of Death Deed.

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



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

Prepared by Attorney Kent A. Jeffirs, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of perjury, I have taken reasonable care to redact each Social Security number on this document, unless required by law.

  
\_\_\_\_\_  
Kent A. Jeffirs