

MAIL TAX BILLS TO:
Allan and Jennifer Mostello
816 Shannon Drive
Crown Point, IN 46307
Grantees' Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-048413

12:23 PM 2021 Jul 21

TRANSFER ON DEATH DEED

ALLAN J. MOSTELLO and JENNIFER M. MOSTELLO, Husband and Wife, ("the Owners"),
Transfer and Quit Claim upon the Surviving Owner's Death to CHRISTOPHER J. MOSTELLO
and ANDREW A. MOSTELLO, (the "Primary Beneficiaries"), equally, as Tenants in Common,
For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 359 in Ellendale Farm Unit Eleven, as per plat thereof, recorded in Plat Book 103,
Page 12, in the Office of the Recorder of Lake County, Indiana.

Commonly Known As: 816 Shannon Drive, Crown Point, Indiana 46307
Key No: 45-16-18-276-013.000-042

If a Primary Beneficiary does not survive both Owners, his interest under this Transfer on
Death Deed shall be distributed to the Testamentary Trustee under Article VIII of the surviving
Owners Last Will and Testament dated July 8, 2021, as then admitted to Probate Court, for the
benefit of the deceased Primary Beneficiary's surviving issue by representation as "Contingent
Beneficiary," which Owners' Wills are incorporated herein by reference as if fully set forth herein.
If the deceased Primary Beneficiary leaves no surviving issue, his interest under this Transfer on
Death Deed shall be distributed to the surviving Primary Beneficiary named above or to the above-
named Testamentary Trustee for the benefit of his surviving issue by representation.

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: July 8, 2021



ALLAN J. MOSTELLO



JENNIFER M. MOSTELLO

FILED

JUL 21 2021

JOHN E. PETALAS
CLERK

25 cc
CCL 10384
KK

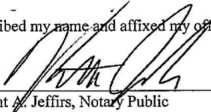
NOT AN OFFICIAL DOCUMENT

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on July 8, 2021, personally appeared **ALLAN J. MOSTELLO** and **JENNIFER M. MOSTELLO**, 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: 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.

Isl Kent A. Jeffirs
Kent A. Jeffirs