

MAIL TAX BILLS TO:
Dennis and Pamela Dybzinski
914 Lake Street
Crown Point, IN 46307
Grantees' Address Above

GINA PIMENTEL
RECORDER
2021-048416
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
12:31 PM 2021 Jul 21

TRANSFER ON DEATH DEED

DENNIS P. DYBZINSKI and PAMELA DYBZINSKI, Husband and Wife ("Owners"), Transfer and Quit Claim upon the Surviving Owner's Death equally to **JENNIFER ADAMS, LISA TARTER, and DOUGLAS DYBZINSKI** (the "Primary Beneficiaries"), **For No Consideration**, the following Real Estate in Lake County, Indiana:

LOT 32 IN OLD TOWN UNIT 2B, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110 PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AS AMENDED BY A CERTAIN "CERTIFICATE OF CORRECTION" RECORDED MARCH 26, 2018 AS DOCUMENT NO. 2018-019351, AND FURTHER AMENDED BY A "CERTIFICATE OF CORRECTION" RECORDED SEPTEMBER 19, 2017 AS DOCUMENT NO. 2017-063511 AND FURTHER AMENDED BY A "CERTIFICATE OF CORRECTION" RECORDED JUNE 4, 2018 AS DOCUMENT NO. 2018-034833.

Commonly Known As: 941 Lake Street, Crown Point, IN 46307
Parcel No: 45-16-18-288-005.000-042

If a Primary Beneficiary does not survive both Owners, his or her interest under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation (the "Contingent Beneficiaries"), subject to the following: The share distributable to any Contingent Beneficiary over the age of 21 at the time of the last surviving Owner's death shall be distributed to them outright. The share distributable to any Contingent Beneficiary under the age of 21 at the time of the last surviving Owner's death shall be distributed to the Custodian named below, under the Indiana Uniform Transfers to Minors Act (UTMA) for the benefit of such Contingent Beneficiary. If a Primary Beneficiary named above fails to survive both Owners and leaves no surviving issue, his or her interest under this Transfer on Death Deed shall be distributed equally to the surviving Primary Beneficiaries named above or to their surviving issue, subject to the above conditions for any beneficiary under the age of 21 years. The Primary Beneficiary (the Owners' child) who is the parent of such grandchild or their issue shall act as Custodian under UTMA for her or his own child(ren) or their issue. If the Primary Beneficiary (the Owners' child) who is the parent of such grandchild or their issue is unable or unwilling to serve, the other parent of such grandchild or their issue (Owners' son-in-law or daughter-in-law) shall serve as Custodian for such grandchild or their issue provided he or she is married to the Owners' child or remained married to the Owners' child until the time of his/her death. If no parent survives or no parent is able, willing, and qualified to serve, the Primary Beneficiaries (the Owners' children) named above shall serve as Custodian for any such grandchild or their issue in the order the Primary Beneficiaries are listed above.

25.00
CEH 6553
KK

FILED

JUL 21 2021

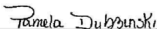
JOHN E. PETALAS
LAKE COUNTY AUDITOR

NOT AN OFFICIAL DOCUMENT

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.

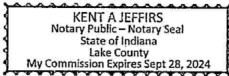

DENNIS P. DYBZINSKI



PAMELA DYBZINSKI

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on July 8, 2021, appeared DENNIS P. DYBZINSKI and PAMELA DYBZINSKI, 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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs