

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-1090, I

2021 518966

07/21/2021 01:35PM

Total Fees: 25.00

By: KNK

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PINENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

RT2105052

TAX: I.D. NO. 45-07-28-129-007.000-026

THIS INDENTURE WITNESSETH, That JAMES R. SECVIAR AND PATRICIA L. SECVIAR, TRUSTEES OF THE JAMES AND PATRICIA SECVIAR LIVING TRUST DATED 7-12-11, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS TO ADAM J. KERN AND CHRISTINA R. KERN, HUSBAND AND WIFE, (GRANTEE) of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: 8932 KENNEDY AVE., HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022 AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 1 day of July, 2021.

JAMES R. SECVIAR, TRUSTEE

PATRICIA L. SECVIAR, TRUSTEE

STATE OF INDIANA, COUNTY OF LAKE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of July, 2021 personally appeared: JAMES R. SECVIAR AND PATRICIA L. SECVIAR and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

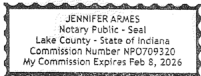
My commission expires: 8/8/2026 Signature _____
Resident of Lake County Printed Jennifer Armes, Notary Public

STATE OF IN, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of July, 2021 personally appeared: _____ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 8/8/2026 Signature _____
Resident of Lake County Printed Jennifer Armes, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 8932 KENNEDY AVE., HIGHLAND, IN 46322
SEND TAX BILLS TO: GRANTEE

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.

Signature of Preparer

Printed Name of Preparer Jared Gutierrez

No Sales Disclosure Needed
Jul 21 2021
By: FGR
Office of the Lake County Assessor

EXHIBIT "A"

TAX I.D. NO. 45-07-28-129-007.000-026

A part of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 36 North, Range 9 West of the 2nd Principal Meridian, more particularly described as follows: Beginning at a point 430 feet South of the Northeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 28 and running thence West parallel with the East and West Section line 185 feet; thence South parallel with the North and South Section line 55 feet; thence East parallel with the East and West Section line 185 feet; thence North 55 feet to the place of beginning, in Lake County, Indiana, except the West 20 feet thereof taken for alley purposes, excepting therefrom the parcel described as follows: Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 12 minutes 55 seconds East 470.19 feet along the east line of said Quarter Section; thence 89 degrees 48 minutes 43 seconds West 32.35 feet to the west right of way of Kennedy Avenue and point beginning of this description; thence South 00 degrees 10 minutes 28 seconds East 12.00 feet along said right of way; thence South 89 degrees 49 minutes 32 seconds West 3.00 feet to point "221" designated on said Parcel Plat; thence North 00 degrees 10 minutes 28 seconds West 12.00 feet to point "222" designated on said Parcel Plat; thence North 89 degrees 49 minutes 32 seconds East 3.00 feet to the west right of way of Kennedy Avenue and the point of beginning, containing 0.001 acres, 36 square feet, more or less.