

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-062873

2:18 PM 2021 Oct 12

RETURN RECORDED DEED TO:

Rice & Rice Attorneys
100 Lincolnway, Ste 1
Valparaiso, IN 46383

SEND TAX STATEMENTS TO:

Gregory & Joanna Shmagranoff, Trustees
226 Sycamore Lane
Munster, IN 46321

GRANTEES' ADDRESS:

226 Sycamore Lane
Munster, IN 46321

ADDRESS OF PROPERTY:

226 Sycamore Lane
Munster, IN 46321
PARCEL # 45-06-24-330-008.000-027

DEED IN TRUST

THIS INDENTURE WITNESSETH, that GREGORY SHMAGRANOFF and JOANNA SHMAGRANOFF, by GREGORY SHMAGRANOFF her Attorney-in-Fact pursuant to that certain General Durable Power of Attorney dated September 1, 2021, Husband and Wife, of LAKE County, Indiana, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey and warrant to:

Gregory Shmagranoff, Trustee, or his Successors in Trust,
under the GREGORY SHMAGRANOFF LIVING TRUST dated August 2, 1994,
and any amendments thereto

the following-described real estate in LAKE County, in the State of Indiana, to-wit:

LOT SIX (6), BLOCK TWO (2), KNICKERBOCKER MANOR 9TH ADDITION
TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 36, PAGE 67,
IN LAKE COUNTY, INDIANA.

Property Address: 226 Sycamore Lane, Munster, IN 46321
Parcel # 45-06-24-330-008.000-027

SUBJECT TO:

- A. All Taxes; and
- B. All Mortgages, Land Contracts, Easements, Rights of Way, Covenants and Restrictions of Record, if any.

25.00
Cash
KIC

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 12 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR


NOT AN OFFICIAL DOCUMENT

GRANTORS ELECT TO TREAT THE REAL PROPERTY TRANSFERRED HEREIN AS "MATRIMONIAL PROPERTY" PURSUANT TO INDIANA CODE § 30-4-3-35.

The foregoing instrument was prepared by Clifford J. Rice, of Rice & Rice Attorneys, 100 Lincolnway, St. 1, Valparaiso, Indiana 46383. THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES), AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

IN WITNESS WHEREOF, the Grantors have caused this Deed in Trust to be executed this 17th day of October, 2021.


GREGORY SHMAGRANOFF

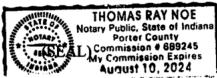

JOANNA SHMAGRANOFF, by GREGORY SHMAGRANOFF her Attorney-in-Fact pursuant to that certain General Durable Power of Attorney dated September 1, 2021.

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared GREGORY SHMAGRANOFF and JOANNA SHMAGRANOFF, by GREGORY SHMAGRANOFF her Attorney-in-Fact pursuant to that certain General Durable Power of Attorney dated September 1, 2021, who acknowledged the execution of the foregoing Deed in Trust, and who, having been duly sworn, stated that any representations therein contained are true.

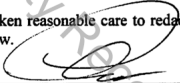
WITNESS MY HAND AND SEAL this 17th day of OCTOBER, 2021.





Notary Public

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.



Thomas R. Noe

THIS INSTRUMENT PREPARED BY:
Clifford J. Rice
RICE & RICE ATTORNEYS
100 Lincolnway, Ste. 1
Valparaiso, IN 46383
219-462-0809