

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-3521-9, I

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STATE OF INDIANA

10/12/2021 11:18AM

LAKE COUNTY

Total Fees: 25.00

FILED FOR RECORD

By: KNK

GINA PIMENTEL

Pg #: 3

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MAIL FUTURE TAX STATEMENTS TO:

PARCEL #45-07-32-352-103.000-027

Grantee/Grantee's Address:

Ms. Nancy Graham
1632 White Oak Circle #2C
Munster, IN 46321-3882

PERSONAL REPRESENTATIVE'S DEED

KENNETH J. TOWNSEL, as Personal Representative of the Estate of FRANCES WRIGHT SMITH a/k/a FRANCES E. SMITH, Deceased, which Estate is pending in the Lake Superior Court, Room Number One, sitting at East Chicago, Indiana, under Cause No. 45D02-2106-ES-000128, by virtue of the provisions of said decedent's Will contained, and for good and sufficient consideration, conveys to: **NANCY GRAHAM**, of Lake County, Indiana, the following described real estate located in Lake County, State of Indiana, to-wit:

UNIT NO. 2-C BUILDING NO. 9 IN WHITE OAK WOODS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, ESTABLISHED UNDER THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 2001 084318, ALSO FILED IN PLAT BOOK 90 PAGE 96, AND AS DOCUMENT NO. 2001 084319 UNDER THE DATE OF OCTOBER 18, 2001, AND ALL AMENDMENTS THERETO, INCLUDING BUT NOT LIMITED TO THE SEVENTH AMENDMENT RECORDED DECEMBER 15, 2003 AS DOCUMENT NO. 2003 131568, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.


J 10/13/21

Commonly known as: 1632 White Oak Circle #2C, Munster, IN 46321-3882

THIS CONVEYANCE IS MADE SUBJECT TO:

1. The terms, provisions, covenants, conditions, easements, plats, limitations, and restrictions, contained in any instruments of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real Estate taxes for the year 2020 payable in 2021 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains;
7. TERMS, PROVISIONS, COVENANTS, EASEMENTS AND RESTRICTIONS, IN THE DECLARATION OF CONDOMINIUM OF WHITE OAK WOODS CONDOMINIUMS (THE "DECLARATION"), RECORDED OCTOBER 18, 2001, AS DOCUMENT NO. 2001 084319, AS AMENDED BY CERTIFICATE OF AMENDMENT OF THE WHITE OAK WOODS CONDOMINIUM ASSOCIATION, INC., RULES AND REGULATIONS RECORDED MARCH 25, 2002 AS DOCUMENT NO. 2002 028399; AND, AS AMENDED BY FIRST AMENDMENT RECORDED JANUARY 30, 2002 AS DOCUMENT NO. 2002 010349, AS AMENDED BY SECOND AMENDMENT RECORDED AUGUST 20, 2002 AS DOCUMENT NO. 2002 074431, AND AS AMENDED BY THE THIRD AMENDMENT RECORDED OCTOBER 16, 2002 AS DOCUMENT NO. 2002 093056, AND AMENDED BY FOURTH AMENDMENT, RECORDED FEBRUARY 21, 2003 AS DOCUMENT NO. 2003 018582, AND AS AMENDED BY THE FIFTH AMENDMENT RECORDED APRIL 23, 2003 AS DOCUMENT NO. 2003 040496, AND AS AMENDED BY SIXTH AMENDMENT RECORDED AUGUST 13, 2003 AS DOCUMENT NO. 2003 084580, AND AS AMENDED BY SEVENTH AMENDMENT RECORDED DECEMBER 15, 2003 AS DOCUMENT NO. 2003 131568, INCLUDING, BUT NOT LIMITED TO, THE DUTIES AND OBLIGATIONS ARISING FROM AUTOMATIC MEMBERSHIP IN THE WHITE OAK WOODS CONDOMINIUM ASSOCIATION, INC., AN INDIANA NONPROFIT CORPORATION, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS; and
8. Assessments for expenses levied in favor of the White Oak Woods Condominium Association, Inc., an Indiana nonprofit corporation, pursuant to the Declaration, which assessments are subordinate to tax liens in favor of any governmental assessing unit and special district and all sums unpaid on a first mortgage of record.

IN WITNESS WHEREOF, the said KENNETH J. TOWNSEL, as Personal Representative of the Estate of FRANCES WRIGHT SMITH a/k/a FRANCES E. SMITH, Deceased, has hereunto set his hand and seal this 1 day of OCT, 2021.


KENNETH J. TOWNSEL, Personal Representative,
FRANCES WRIGHT SMITH a/k/a
FRANCES E. SMITH ESTATE

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 1 day of OCT., 2021, personally appeared KENNETH J. TOWNSEL, Personal Representative of the FRANCES WRIGHT SMITH a/k/a FRANCES E. SMITH Estate, who acknowledged the execution of the foregoing Personal Representative's Deed as his voluntary act for the purposes stated therein.



[Handwritten Signature]

Notary Public Signature Brenda Sohovich
Porter County
Commission # NP0660205
expires: 11-5-2022

THIS INSTRUMENT PREPARED BY:
MICHAEL D. DOBOSZ (ATTORNEY #14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVICH & SANDOVAL, LLP
2637-45TH ST., HIGHLAND, IN 46322
PH: 219/924-2427 FAX: 219/924-2481

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.

Michael D. Dobosz, Attorney at Law