

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-532259, I

2021 532259

10/12/2021 11:30AM

Total Fees: 25.00

By: KNK

Pg #: 6

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that Leslie R. Shea, Sr. as Trustee of the Revocable Trust Agreement U/T/A dated March 13, 2009 ("Grantor") hereby GRANTS, BARGAINS and CONVEYS to Esequiel Lopez ("Grantee") the following described real estate in Lake County, in the State of Indiana:

LOT 105 IN MEADOWS OF DYER, PHASE 3B, AN ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No.: 45-10-01-102-008.000-034

Commonly known as: 557 Sunflower Lane, Dyer, IN 46311

The Grantor certifies that this document 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 document as of the date of execution/closing.

Dated this 1st day of October, 20 21

Revocable Trust Agreement U/T/A dated March 13, 2009

By: Leslie R. Shea, Sr.
Leslie R. Shea, Sr. Trustee

BT 2320021-00488

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LAKES COUNTY, INDIANA, 46215-2229, IN
SALES DISCLOSURE FORM

State Form 46021 (R12 / 1-21)

SDF ID

Lake		
County	Year	Unique ID

Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

NOTE: All questions must be answered to the best of the individual's ability. If the question does not apply, write "N/A" in the space provided. If the information requested is unknown, leave the space provided blank. Failure to provide a response for the italicized fields shall not result in the rejection of the underlying conveyance document by local officials.

INSTRUCTIONS: For additional information on how to complete this form, see the Sales Disclosure Form Instructions.

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED - Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A) 45-10-01-102-008.000-034	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	557 Sunflower Ln Dyer, IN 46311	557 Sunflower Ln Dyer, IN 46311

7. Legal Description of Parcel: Lot(s): 105 Subdivision: Meadows of Dyer Phase Three B APN/Parcel ID(s): 45-10-01-102-008.000-034

B. CONDITIONS - Check only those that apply.

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.		YES	NO	CONDITION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. A transfer of real property interest for valuable consideration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Buyer is an adjacent property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Vacant land (No structures on land)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Exchange for other real property ("Trade")
Parcel Number of traded property: _____				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Land contract.
Contract term (MM-YYYY): _____				
Contract date (MM/DD/YYYY): _____				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Partial interest. Describe: _____

C. TRANSACTION DETAILS - Complete only those that apply.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Sheriff Sale or Tax Sale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Transaction includes multiple Sales Disclosure Forms? SDF Form _____ of _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Short Sale	7. Date conveyance document signed (MM/DD/YYYY): <u>10/06/2021</u>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Quitclaim Deed	8. Approximate number of days property was on the market: _____		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Auction	9. Total number of parcels on this disclosure: <u>1</u> (If there is more than one (1) parcel, see Page 5.)		
5. Other: <u>Trustee's Deed</u>					
10. Select the type(s) of property below and fill out corresponding page(s). Check all that apply.					
<input checked="" type="checkbox"/>	Residential (Complete Page 2, Sec. D-E)			<input type="checkbox"/>	Agricultural (Complete Page 2, Sec. D-E)
<input type="checkbox"/>	Commercial (Complete Page 2, Sec. F-G)			<input type="checkbox"/>	Industrial (Complete Page 2, Sec. F-G)

D. SALES DATA – Complete only those that apply.																	
<input type="checkbox"/> Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">YES</th> <th style="width: 10%;">NO</th> <th style="width: 80%;">CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>1. Changes to the property between Jan. 1 and sale date? Describe: _____</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>2. Property is a residential rental property.</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Property is a residential rental property.	3. Planned use of the property? Describe: <u>Residential Property</u> _____ _____							
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E. FINANCE DATA – Complete only those that apply.																	
<input type="checkbox"/> Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4																	
1. Sales Price: \$ <u>315,000.00</u> 2. Personal Property included in transfer. Amount: \$ <u>0.00</u> 3. Seller paid points/closing costs. Amount: \$ <u>0.00</u> 4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): \$ _____ 5. Describe any less-than-complete ownership interest and terms of seller financing. _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">YES</th> <th style="width: 10%;">NO</th> <th style="width: 80%;">CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>6. Is the seller financing the sale? (If yes, answer questions 7-8)</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>7. Is buyer/borrower personally liable for loan?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>8. Is this a mortgage loan?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>9. Was an appraisal done?</td> </tr> </table>		YES	NO	CONDITION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Is the seller financing the sale? (If yes, answer questions 7-8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is buyer/borrower personally liable for loan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is this a mortgage loan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Was an appraisal done?
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COMMERCIAL OR INDUSTRIAL PROPERTY

F. SALES DATA – Complete only those that apply.																										
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G. FINANCE DATA – Complete only those that apply.																										
<input type="checkbox"/> Information contained in questions 2-12 is confidential and non-disclosable under IC § 5-14-3-4 and IC § 6-1.1-35-9																										
1. Sales price. Amount: _____ Check only those conditions that apply. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">YES</th> <th style="width: 10%;">NO</th> <th style="width: 80%;">CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>2. Sale price included an existing business?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>3. Sale price included a liquor license?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>4. Transaction was part of a portfolio sale?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>5. Any part of the property was leased at time of sale?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>6. Sale included property receiving an abatement?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>7. Appraisal was completed for the sale? Appraisal Value \$ _____</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>8. Sale included property in a Tax Increment Finance (TIF) District?</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	2. Sale price included an existing business?	<input type="checkbox"/>	<input type="checkbox"/>	3. Sale price included a liquor license?	<input type="checkbox"/>	<input type="checkbox"/>	4. Transaction was part of a portfolio sale?	<input type="checkbox"/>	<input type="checkbox"/>	5. Any part of the property was leased at time of sale?	<input type="checkbox"/>	<input type="checkbox"/>	6. Sale included property receiving an abatement?	<input type="checkbox"/>	<input type="checkbox"/>	7. Appraisal was completed for the sale? Appraisal Value \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	8. Sale included property in a Tax Increment Finance (TIF) District?	9. How was the sale financed? (Check any that apply.) <input type="checkbox"/> All Cash <input type="checkbox"/> Seller Financing <input type="checkbox"/> Construction Loan <input type="checkbox"/> Mortgage Loan <input type="checkbox"/> Sale Leaseback <input type="checkbox"/> Small Business Loan 10. How was property marketed? <input type="checkbox"/> Word of mouth <input type="checkbox"/> List with broker <input type="checkbox"/> For sale sign <input type="checkbox"/> Buyer approached 11. Special Circumstances? (Check any that apply.) <input type="checkbox"/> Sale between same business entity <input type="checkbox"/> Sale in lieu of foreclosure <input type="checkbox"/> Sold at auction <input type="checkbox"/> Trade of equipment or services <input type="checkbox"/> Sale of partial interest 12. Value of personal property included: \$ _____ 13. Value of intangible personal property included: \$ _____	
YES	NO	CONDITION																								
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H. PREPARER			
Preparer of the Sales Disclosure Form Emily Kurczynski		Title <i>Closer</i>	
Company Chicago Title Company, LLC		E-mail address Emily.Kurczynski@ctt.com	Telephone number 219-440-5139
Address (number and street, city, state, country, and ZIP Code) 238 W. Lincoln Highway, Schererville, IN, United States, 46375			
I. SELLER(S)/GRANTOR(S)			
Seller 1 - Name as it appears on conveyance document Leslie R. Shea, Sr. and Lorraine H. Shea Revocable Trust		Seller 2 - Name as appears on conveyance document	
Address (number and street) 20526 S Green Meadow Lane		Address (number and street)	
City, state, and ZIP Code Frankfort, IL 60423		City, state, and ZIP Code	
Country USA		Country USA	
E-mail address	Telephone number <i>708-546-7864</i>	E-mail address	Telephone number
Under penalties of perjury, I hereby certify this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony.			
Signature of Seller <i>Leslie R. Shea, Sr., Trustee</i>		Signature of Seller	
Printed Name of Seller Leslie R. Shea, Sr., Trustee	Date signed (mm/dd/yyyy) 10/06/2021	Printed Name of Seller	Date signed (mm/dd/yyyy)
J. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS - IDENTIFY ALL THAT APPLY			
Buyer 1 - Name as it appears on conveyance document Esequiel Lopez		Buyer 2 - Name as it appears on conveyance document	
Address (number and street) <i>557 Sunflower Ln</i>		Address (number and street)	
City, state, and ZIP Code <i>Dyer, IN 46321</i>		City, state, and ZIP Code	
Country USA		Country USA	
E-mail address esequiel59@sboglobal.net	Telephone number <i>708 539 8091</i>	E-mail address	Telephone number
Pursuant to IC 6-1.1-12-44, the Sales Disclosure Form may be used to apply for certain deductions. Identify all of those that apply:			
YES	NO	CONDITION	YES NO CONDITION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Will this property be the buyer's primary residence?	<input checked="" type="checkbox"/> <input type="checkbox"/> 3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:	<input type="checkbox"/> <input checked="" type="checkbox"/> 4. Solar Energy Heating or Cooling System
Address (number and street)			<input type="checkbox"/> <input checked="" type="checkbox"/> 5. Wind Power Device
City, state, and ZIP Code		County	<input type="checkbox"/> <input checked="" type="checkbox"/> 6. Hydroelectric Power Device
			<input type="checkbox"/> <input checked="" type="checkbox"/> 7. Geothermal Energy Heating or Cooling Device
Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information, SSN/Driver's License/ID/Other Number is necessary if a Homestead Deduction is being filed.)			
Signature of Buyer 1 <i>Esequiel Lopez</i>		Signature of Buyer 2/Spouse	
Printed Legal Name of Buyer 1 Esequiel Lopez	Sign Date (MM/DD/YY) 10/06/21	Printed Legal Name of Buyer 2/Spouse	Sign Date (MM/DD/YY) 10/06/21
Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number <i>5-9004 IL</i>		Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number <i>48479</i>	

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LAKE COUNTY, INDIANA, 821-5220, 15

PART 2 – COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending it to the auditor:

	1. Property (Parcel Number)	2. AV of Land	3. AV of Improvement	4. Value of Depreciable Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)									
B.)									

<p style="text-align: center;">Assessor Stamp</p>	<p>10. Identify physical changes to property between the assessment date and the date of sale:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<table style="width: 100%;"> <tr> <th style="text-align: left;">YES</th> <th style="text-align: left;">NO</th> <th style="text-align: left;">CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>11. Is form completed?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>12. State sales disclosure fee required?</td> </tr> <tr> <td colspan="3">13. Date of sale (mm/dd/yyyy): _____</td> </tr> <tr> <td colspan="3">14. Date form received (mm/dd/yyyy): _____</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?	<input type="checkbox"/>	<input type="checkbox"/>	12. State sales disclosure fee required?	13. Date of sale (mm/dd/yyyy): _____			14. Date form received (mm/dd/yyyy): _____		
YES	NO	CONDITION															
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13. Date of sale (mm/dd/yyyy): _____																	
14. Date form received (mm/dd/yyyy): _____																	

Items 15 through 18 are to be completed by the assessor when validating this sale:

<p>15. If applicable, identify any additional special circumstances relating to validation of sale:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<table style="width: 100%;"> <tr> <th style="text-align: left;">YES</th> <th style="text-align: left;">NO</th> <th style="text-align: left;">CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>16. Sale valid for trending?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>17. Validation of sale complete?</td> </tr> <tr> <td colspan="3">18. Validated by: _____</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?	<input type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?	18. Validated by: _____		
YES	NO	CONDITION											
<input type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?											
<input type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?											
18. Validated by: _____													

PART 3 – COUNTY AUDITOR

<p style="text-align: center;">Auditor Stamp</p>	<p>1. State sales disclosure fee amount collected: \$ _____</p> <p>2. Other local fee: \$ _____</p> <p>3. Total fee collected: \$ _____</p> <p>4. Auditor receipt book number: _____</p> <p>5. Date of transfer (mm/dd/yyyy): _____</p>	<table style="width: 100%;"> <tr> <th style="text-align: left;">YES</th> <th style="text-align: left;">NO</th> <th style="text-align: left;">CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>6. Is form completed?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>7. Is state sales disclosure fee collected?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>8. Attachments complete?</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?	<input type="checkbox"/>	<input type="checkbox"/>	7. Is state sales disclosure fee collected?	<input type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?
YES	NO	CONDITION												
<input type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?												
<input type="checkbox"/>	<input type="checkbox"/>	7. Is state sales disclosure fee collected?												
<input type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?												

PART 4 – RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID 45-10-01-102-008.000-034	SDF Date (mm/dd/yyyy) 10/06/2021	Buyer 1 – Name as appears on conveyance document Esequiel Lopez	
Parcel number 45-10-01-102-008.000-034	Address of Property (number and street) 557 Sunflower Ln		
Check those deductions for which the individual has applied:		City, state, and ZIP Code of property Dyer, IN 46311	
<input type="checkbox"/> Homestead	<input type="checkbox"/> Solar Energy	<input type="checkbox"/> Wind Power	Auditor Signature _____ Date (mm/dd/yyyy)
<input type="checkbox"/> Hydroelectric	<input type="checkbox"/> Geothermal		

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form, commits a Level 5 felony.