

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 17 2021 SLG

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Property Number:  
45-09-21-304-002,000-045

Tax Mailing Address:

2933 Franklins  
Highland IN 46322

### TRUSTEES' DEED

**THIS INDENTURE WITNESSETH** that Mark S. Demko, Mike A. Demko and Matthew T. Demko, as Successor Trustees of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009, Grantors, of Porter County, in the State of Indiana, do hereby grant, bargain, sell and convey to

**Billy Pickens,**

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 2, except the West 5 feet thereof, and Lot 3, except the East 52 feet thereof, in Block "B" in Nob Hill Unit No. 1, as per plat thereof, recorded in Plat Book 34, page 39, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 3625 East 34<sup>th</sup> Avenue  
Hobart, IN-46342

This Trustees' Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustees by the terms of said trust, and **SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2020 payable in 2021 and thereafter.

**IN WITNESS WHEREOF**, that Mark S. Demko, Mike A. Demko and Matthew T. Demko, as Successor Trustees of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009, have executed this Trustees' Deed on this

9 day of NOV, 2021.

Greater Indiana Title Company

*Mark S. Demko*

Mark S. Demko, as Successor Trustee of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009

State of IN )  
County of LAKE ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Mark S. Demko, as Successor Trustee of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009, and acknowledged the execution of the foregoing Trustees' Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 11 day of NOV. 2 2021.



Notary's Signature: *Brenda Sohovich*

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Darke

Notary's Commission Expires: 11-5-2022

*Mike A. Demko*

Mike A. Demko, as Successor Trustee of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009

State of INDIANA )  
County of TIPPECANOE ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Mike A. Demko, as Successor Trustee of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009, and acknowledged the execution of the foregoing Trustees' Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 9 day of NOVEMBER, 2021.



Megan Collins  
Resident of Tippecanoe County, Indiana  
My Commission Expires: August 26, 2022

Notary's Signature: Megan Collins

Notary's Printed Name: Megan Collins

Notary's County of Residence: TIPPECANOE

Notary's Commission Expires: 08/26/2022

**Matthew T. Demko, as Successor Trustee** of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009

State of IN )  
County of Lake ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Matthew T. Demko, as Successor Trustee** of the Joint Revocable Trust Agreement of George S. Demko Jr. and Betty C. Demko, dated the 3<sup>rd</sup> day of April, 2009, and acknowledged the execution of the foregoing Trustees' Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 11 day of NOV, 2021.



Notary's Signature:   
Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11-11-2021

After recording return to and Mailing Address of Grantee:

Billy Pickens  
2933 Franklin St  
1742242 IN 46322

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN013301.