

MAIL TAX BILLS TO:  
Elizabeth A. Bellamy  
1835 E. 103<sup>rd</sup> Place  
Crown Point, IN 46307  
Grantee's Address Above

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**2021-072215**

8:39 AM 2021 Dec 20

## TRANSFER ON DEATH DEED

This indenture witnesses that: **ELIZABETH A. BELLAMY** (the "Owner"), of Lake County, Indiana, **Transfers and Quit Claims Upon Death, for no consideration**, the following real estate to the following-named persons (the "Primary Beneficiaries"), as Tenants in Common, in the percentages immediately following their names:

<b>CHERYL R. MILLER:</b>	<b>Undivided 30% interest as Tenant in Common</b>
<b>KATHERINE L. BELLAMY:</b>	<b>Undivided 30% interest as Tenant in Common</b>
<b>ASHLEY A. PAPPAS:</b>	<b>Undivided 10% interest as Tenant in Common</b>
<b>JESSICA R. MILLER:</b>	<b>Undivided 10% interest as Tenant in Common</b>
<b>NICHOLAS J. KABELLA:</b>	<b>Undivided 10% interest as Tenant in Common</b>
<b>JOHNATHAN A. KABELLA:</b>	<b>Undivided 10% interest as Tenant in Common</b>

The Real Estate to be transferred hereunder is described as follows:

Lot 234 in Waterside Crossing Phase 3, as per plat thereof, recorded in Play Book 99, Page 44, in the Office of the Recorder of Lake County, Indiana.

Commonly Known As: 1835 East 103<sup>rd</sup> Place, Crown Point, Indiana 46307  
Key No: 45-16-02-154-006.000-042

If any Primary Beneficiary named above does not survive the Owner, his or her interest under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation as "Contingent Beneficiaries;" subject, however, to the following. The share distributable to any beneficiary over the age of 21 shall be distributed to such beneficiary outright. The share distributable to any beneficiary under the age of 21 shall be distributed to a Custodian under the Indiana Uniform Transfers to Minors Act (UTMA) for his or her benefit. The surviving Primary Beneficiaries named above in the order listed shall serve as Custodian for such beneficiary. If any Primary Beneficiary named above fails to survive the Owner and leaves no surviving issue, his or her interest under this Transfer on Death Deed shall be distributed pro rata (proportionately) to the surviving Primary Beneficiaries named above or to their surviving issue by representation as "Contingent Beneficiaries," subject to the above terms for any beneficiary under age 21.

**FILED**

**DEC 16 2021**

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

25.6  
CK# 6567  
KK

# NOT AN OFFICIAL DOCUMENT

Subject To: all unpaid real estate taxes and assessments for 2020 payable in 2021, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated: December 10, 2021

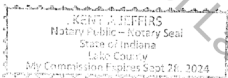
  
ELIZABETH A. BELLAMY

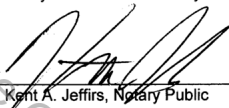
State of Indiana )

County of Lake )

Before me, the undersigned, a Notary Public for said County and State, on December 10, 2021, personally appeared **ELIZABETH A. BELLAMY**, and acknowledged the execution of the foregoing deed as her voluntary act for the purposes stated therein.

**IN WITNESS WHEREOF**, I have signed my name and affixed my official seal.



  
Kent A. Jeffers, Notary Public

Prepared by: Kent A. Jeffers, Attorney at Law  
104 W. Clark Street, Crown Point, IN 46307

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

/s/ Kent A. Jeffers  
Kent A. Jeffers