

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-072374

8:54 AM 2021 Dec 21

MAIL TAX BILLS TO  
AND GRANTEE'S ADDRESS:

Sokha San Breclaw  
237 N. Lillian Street  
Griffith, IN 46319

TAX KEY NO: 45-07-04-402-002.000-023

REAL ESTATE ADDRESS:

6143 Kennedy Avenue  
Hammond, IN 46323

## TRUSTEE'S DEED

This Indenture Witnesseth that Margaret M. Teeling, as Successor Trustee of the Breclaw Living Trust dated December 20, 2000 and restated on July 26, 2004, does hereby grant, bargain, sell and convey to:

Sokha San Breclaw

of Lake County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, a certain parcel of real estate in Lake County, Indiana, to-wit:

LOTS 5 AND 6, IN BLOCK 2, TURNER-MEYN PARK, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

This conveyance is subject to State, County and City taxes for 2020 payable in 2021, and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restriction of record and questions of survey. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Trustee by the terms of the unrecorded Trust Agreement dated the 20<sup>th</sup> day of December, 2000 and restated on July 26, 2004, and known as the Breclaw Living Trust, as well as the powers and authorities in the Deed or Deeds in Trust, 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



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2360  
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DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
DEC 20 2021  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

# NOT AN OFFICIAL DOCUMENT

the date of execution/closing.

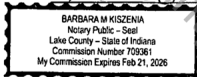
2nd **IN WITNESS WHEREOF**, Margaret Teeling, as Trustee, has executed this Deed this day of December, 2021.

Margaret M. Teeling  
**Margaret M. Teeling, as Successor Trustee of the  
Breclaw Living Trust dated December 20, 2000 and  
restited on July 26, 2004**

State of Indiana )  
                          )     ss:  
County of Lake    )

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of December, 2021, personally appeared Margaret Teeling, as Trustee of the foregoing Trust Agreement, and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:  
Feb. 21, 2026



Barbara M. Kiszenia  
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.

/s/ John M. O'Drobinak  
John M. O'Drobinak

Prepared by: Attorney John M. O'Drobinak, 1806 Robinhood Blvd, Schererville IN 46375; 219-865-2285