

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 23 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-544428  
12/28/2021 11:19 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## TRUSTEE'S DEED

File No.: CTNW2107454-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, That Roxane Bishop and Gerard Modjeski, Successor Co-Trustees of The John Zbikowski Living Trust, dated May 21, 2009, and any amendments thereto (Grantor) CONVEY(S) to WLK Enterprises LLC (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

For APN/Parcel ID(s): 45-07-22-154-005-000-026

LOT 61 IN HIGHLAND PARK 2ND ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 31 PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 8341 Cottage Grove Ave., Highland, IN 46322

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution, (ii) the Trust is in full force and effect as of the date hereof, (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 15 day of December, 2021.

Roxane Bishop and Gerard Modjeski, Successor Trustees of The John Zbikowski Living Trust, dated May 21, 2009, and any amendments thereto

By: Roxane Bishop  
Roxane Bishop, Successor Co-Trustee

By: Gerard Modjeski  
Gerard Modjeski, Successor Co-Trustee

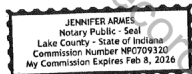
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Roxane Bishop and Gerard Modjeski, Successor Co-Trustees, of The John Zbikowski Living Trust, dated May 21, 2009, and any amendments thereto, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of December, 2021

Signature: Jennifer Armes  
Printed: Jennifer Armes  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 9835 Sequoia, Munster IN 46321

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY