

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501188
01/07/2022 01:01 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

File No.: FNW2105824-RJW

THIS INDENTURE WITNESSETH, That Gregory G. Fabian, as Trustee, under the provisions of that certain Trust Agreement dated the 18th day of December 2019, and known as the Fabian Living Trust (Grantor) **CONVEY(S)** to George Murphy and Kimberly Murphy, husband and wife (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 655 Yorktown Ave, Crown Point, IN 46307

Tax ID No.: 45-16-09-378-011.000-042

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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 28th day of December, 2021.

Gregory G. Fabian

BY: 

Gregory G. Fabian, Trustee

FIDELITY NATIONAL TITLE
FNW2105824

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State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Gregory G. Fabian, as Trustee, under the provisions of that certain Trust Agreement dated the 18th day of December 2019 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 29th day of December, 2021

Signature:

Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 655 Yorktown Ave
Crown Point, IN 46307

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: Renee Wells.

Return To: George Murphy and Kimberly Murphy
655 Yorktown Ave
Crown Point, IN 46307



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-16-09-378-011.000-042**

LOT 161 IN BRIARWOOD UNIT NO. 7, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 44 PAGE 130, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder