

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2022-001360

10:01 AM 2022 Jan 14

## TRANSFER ON DEATH DEED

PARCEL NUMBER: 45-15-21-433-018.000-014

This Indenture Witnesseth that **STEPHEN G. DRABICK** and **JUDITH K. DRABICK** (*Grantors*), as a gift and for no consideration, convey and warrant to **STEPHEN G. DRABICK** and **JUDITH K. DRABICK** (*Grantees*), Transfer on Death to **PATRICIA QUINN**, **STEPHEN DRABICK**, and **KARI TONTINI** (*Primary Beneficiaries*), as tenants-in-common and not as joint tenants with the right of survivorship, any interest **STEPHEN G. DRABICK** and **JUDITH K. DRABICK** own in the following described real estate in Lake County, Indiana:

PART OF LOT 243 IN MONASTERY WOODS, PHASE 2, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100 PAGE 72 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AMENDED BY AFFIDAVIT AND CERTIFICATION OF CORRECTION RECORDED JANUARY 4, 2007 AS DOCUMENT NO. 2007-001008 AND FURTHER, AMENDED BY AFFIDAVIT AND CERTIFICATION OF CORRECTION RECORDED FEBRUARY 14, 2007 AS DOCUMENT NO. 2007-013042, WHICH PART OF SAID LOT 243 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY-MOST CORNER OF SAID LOT 243; THENCE NORTH 71 DEGREES 44 MINUTES 58 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 36.39 FEET TO A POINT OF DEFLECTION IN SAID SOUTHWESTERLY LINE; THENCE NORTH 54 DEGREES 30 MINUTES 29 SECONDS WEST, ALONG SAID DEFLECTED SOUTHWESTERLY LINE, 36.38 FEET; THENCE NORTH 35 DEGREES 29 MINUTES 28 SECONDS EAST, 120.00 FEET TO A POINT ON THE CURVED NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY, ALONG SAID CURVED NORTHEASTERLY LINE, BEING A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 120.0 FEET, AN ARC DISTANCE OF 36.11 FEET TO THE EASTERLY-MOST CORNER OF SAID LOT 243; THENCE SOUTH 18 DEGREES 15 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

Commonly Known As: 13034 A Euclid Street, Cedar Lake, Indiana 46303

If a Primary Beneficiary does not survive Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiaries lineal descendants per stirpes as defined by the Transfer on Death Property Act for Indiana.

In Witness Whereof, **STEPHEN G. DRABICK** and **JUDITH K. DRABICK** have executed this instrument this 20th day of December, 2021.

Stephen G. Drabick  
STEPHEN G. DRABICK

Judith K. Drabick  
JUDITH K. DRABICK

**FILED**

**JAN 14 2022**

**JOHN E. PETALAS**  
LAKE COUNTY AUDITOR



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