

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 14 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-506754
02/14/2022 12:56 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-02-25-257-001.000-023

Tax Mailing Address:

1608 Santa Ana Ct
Monster IN 46321

TRUSTEE'S DEED

SARA 

THIS INDENTURE WITNESSETH that ~~Jazmin~~ **SARA** Villicana, as Trustee under the Towle Trust, dated January 27, 2017, Grantor, of Lake County, in the State of Indiana, does hereby grant, bargain, sell and convey to

Fresh Start Property Solutions LLC, an Indiana limited liability company

Grantee, of Lake County, in the State of Indiana, for the sum of zero dollars (\$0.00), the following described real estate located in Lake County, in the State of Indiana:

Lots 1, 2 and the North 1/2 of Lot 3 in Huch's Fourth Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 8, page 37, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4403 Towle Avenue
Hammond, IN 46327

This Trustee's Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustee by the terms of said Trust, and **SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2020 payable in 2021 and thereafter.

IN WITNESS WHEREOF, that Jazmin Villicana, as Trustee under the Towle Trust, dated January 27, 2017, has executed this Trustee's Deed on this day 26th day of August, 2021.


SARA 
Jazmin Villicana, as Trustee under the Towle Trust, dated January 27, 2017

(Trustee's Deed - GITC File No. IN012771 - Page 1 of 2)

NO SALES DISCLOSURE NEEDED (Exempt Transaction - no money transferred)

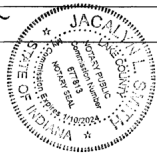
No Sales Disclosure Needed
Feb 14 2022
By: FGR
Office of the Lake County Assessor

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State of Indiana)
) SS:
County of Lake)

35) ~~Jazmin~~ ^{SARA} Before me, the undersigned Notary Public in and for said County and State, personally appeared ~~Jazmin~~ ^{SARA} Villicana, as Trustee under the Towle Trust, dated January 27, 2017, and acknowledged the execution of the foregoing Trustee's Deed as his/her voluntary act for the purposes stated therein, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true. Witness my hand and Notarial Seal this 26th day of August, 2021.

Comm# 677813
Notary's Signature: JACALYN L SMITH
Notary's Printed Name: _____



Notary's County of Residence: Lake
Notary's Commission Expires: 1/10/24

After recording return to: Fresh Start Property Solutions LLC

Mailing Address of Grantee: 1608 Santa Ana Ct
Munster IN 46321
Street Address of Grantee: _____

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN012771.