

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2022-006834

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

9:43 AM 2022 Feb 23

MAIL TAX BILLS TO: Michael A. Petruska  
3601 Mississippi  
Gary, Indiana 46409

## TRANSFER ON DEATH DEED

This indenture witnesseth, that MICHAEL ALLAN PETRUSKA ("Owner/Grantor"), of Lake County in the State of Indiana hereby conveys and warrants to MICHAEL ALLAN PETRUSKA, Transfer on Death ("TOD") a 100% interest to THERESA L. PETRUSKA ("Primary Beneficiary"), and if the Primary Beneficiary is deceased then a 100% interest to JENNIFER L. SLONE ("Contingent Beneficiary") for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

Lots Thirty-four (34) and Thirty-five (35), in Block Six (6), as marked and laid down on the recorded plat of Godair Park Subdivision, a subdivision of the West 35 acres of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Thirty-six (36) North, Range Eight (8) West of the Second Principal Meridian, in Hobart, Lake County Indiana, together with all improvements and appurtenances thereon.

Commonly known as: 3601 Mississippi Street, Gary, Indiana 46409

PARCEL NO.: 45-08-23-352-011.000-016

Subject to:

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If the Primary Beneficiary and the Contingent Beneficiary do not survive the Grantor, then the interest under this Transfer on Death Deed shall be distributed to the deceased Contingent Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana.

Dated this 22<sup>nd</sup> day of February 2022.

*Michael Allan Petruska*  
MICHAEL ALLAN PETRUSKA, Grantor

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

FILED

FEB 23 2022

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

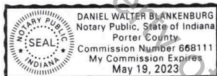


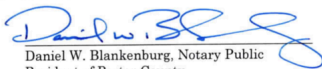
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STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared MICHAEL ALLAN PETRUSKA and acknowledged the execution of said deed to be his or her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF FEBRUARY 2022.



  
Daniel W. Blankenburg, Notary Public  
Resident of Porter County

My Commission Expires: May 19, 2023  
Commission No.: 668111

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.

  
Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg  
Attorney-at-Law  
300 East 90<sup>th</sup> Drive  
Merrillville, Indiana, 46410

Porter County Recorder