

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526551
06/28/2022 01:46 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUST DEED

T ***HIS INDENTURE WITNESSETH, that***

James B. Thomas, as Successor Trustee of the Patricia V. Thomas Living Trust, under agreement dated October 10, 2017,

Conveys to

ADRIAN ORTIZ, a single person,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

LOT 31 IN TRI-STATE GARDENS SECOND ADDITION TO HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 7535 Bertram Ave Hammond IN 46324
PIN: 45-07-17-152-010.000-023

Subject to covenants, easements and restrictions of record.

Subject to all real estate taxes and assessments for the year 2021 and payable in 2022 and all subsequent real estate taxes and assessments which become due and payable.

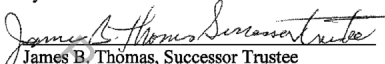
James B. Thomas states that he/she/they is/are Trustee(s) under the provisions of the Patricia V. Thomas Living Trust, under agreement dated October 10, 2017,, and that this Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Trustee by the terms of the trust, and that Grantee is not obligated to see that the terms of the trust have been complied with.

IN WITNESS WHEREOF, James B. Thomas, as Successor Trustee of the Patricia V. Thomas Living Trust, under agreement dated October 10, 2017, has/have hereunto set his/her/their hand(s), this June 22, 2022.

1043
22BAR50227


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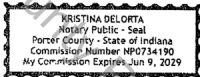
Patricia V. Thomas Living Trust, under agreement dated October 10, 2017
by:


James B. Thomas, Successor Trustee

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared James B. Thomas and acknowledged the execution of this deed.
WITNESS my hand and Notarial seal this June 22, 2022.


Kristina Delorta, Notary Public
Commission Expires: 06/09/2029
County: Porter
Commission No.: NP0734190



No legal opinion given to grantors or grantees regarding deed or legal description or form of holding ownership. All information used in preparation of document was supplied by title company.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

This instrument prepared by:

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

Grantee mailing address, and address to mail statements:

Adrian B. Ortiz 7535 Bertram Ave Hammond IN 46324