

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2022-020700

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

1:38 PM 2022 Jun 28

This Deed was prepared by:

1744 ATCHISON AVENUE
WHITING, Indiana 46394
Attn: DONNA KLAPAK MELYON

When recorded, return to:

1744 ATCHISON AVENUE
WHITING, Indiana 46394
Attn: DONNA KLAPAK MELYON

Tax Parcel Number/Assessor Parcel Number:

45-03-07-132-024.000-023

FILED

JUN 29 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TRANSFER-ON-DEATH DEED
(BENEFICIARY DEED)



For the consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DONNA KLAPAK MELYON, with an address of 1744 ATCHISON AVENUE, WHITING, Indiana 46394 ("Grantor") hereby grants and conveys, without warranty, to

JEFFERY T. LOWRY, with an address of 6569 TUMBLEWEED LANE, SCHERERVILLE, Indiana 46375

("Beneficiary"), effective upon the death of Grantor and not sooner, the following property, situated in LAKE County, Indiana, together with all rights and privileges appurtenant thereto, and all improvements thereon:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO: current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters which an accurate survey of the property or a physical inspection of the property would disclose.

The intention of this Transfer-on-Death Deed (Beneficiary Deed) is to allow the Property to convey to Beneficiary upon the death of Grantor without the need for the Property to be placed into probate proceedings of any form. Notwithstanding anything herein to the contrary, Grantor shall and does hereby reserve unto himself or herself (as the case may be), in Grantor's sole and absolute discretion, for any reason or no reason,

25
Chak
LK

NOT AN OFFICIAL DOCUMENT

the right to revoke this Deed in Grantor's sole and absolute discretion and without the need for providing any third party with notice of such revocation. Moreover, Grantor reserves unto himself or herself (as the case may be) the absolute right to sell, grant, convey, transfer, lease, mortgage, pledge, hypothecate, finance, refinance, encumber, improve, alter, renovate, demolish, and/or modify the Property, whether in whole or in part, in any fashion whatsoever, at any time prior to the death of Grantor, in Grantor's sole and absolute discretion, at no recourse to Grantor or to the estate of Grantor.

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

DATED: 06/29/2022

Grantor:

By: Donna Klapak Melyon

Name: DONNA KLAPAK MELYON

STATE OF INDIANA)

) ss.

COUNTY LAKE)

The foregoing instrument was acknowledged before me this 29th day of June, 2022, by Donna Klapak Melyon, as or on behalf of the Grantor.

Laura Mercado
Notary Public Laura Mercado

My commission expires:

11/03/2025

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY: [Signature]

NOT AN OFFICIAL DOCUMENT

Exhibit A

Tax Parcel Number: 45-03-07-132-024.000-023

Commonly Known As: 1744 Atchison Avenue, Hammond, Indiana 46394

Legal Description: THE SOUTH 110.8 FEET OF LOT 24, BLOCK 6, AGNES ROBERTS SUBDIVISION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 2, IN LAKE COUNTY, INDIANA

Property of Lake County Recorder