

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 15 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-529331
07/15/2022 03:03 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That:

The Drapac Family Trust dated March 27, 2012

(Grantor), of Lake County, in the State of Indiana, CONVEYS to

Eric Beaulieu and Mary James-Beaulieu, Husband and Wife

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 3071 Union Street, Hobart, IN 46342
Parcel No(s): 45-09-21-202-002-000-045

PROPER TITLE, LLC

FJUL 84315 1 of 2

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*

The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this Deed this 11th day of July, 2022.

The Successor Trustees of the Drapac Family Trust dated March 27, 2012

BY: Christine M. Zgorka successor co-trustee
Christine M. Zgorka
Successor Co-Trustee

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 11 day of July, 2022, personally appeared Christine M. Zgorka, Successor Co-Trustee and acknowledged execution of the foregoing deed.

In Witness Whereof, I have subscribed my name and my official seal.

Notary Public, Resident of Lake County
Printed Name: Karey Craig
My Commission Expires: November 4, 2022



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Eric Beaulieu and Mary James-Beaulieu, Husband and Wife
3071 Union Street
Hobart, IN 46342

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EXHIBIT A

Legal Description

THE SOUTH 200 FEET OF THE NORTH 560 FEET OF THE WEST 230 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/2 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

Commonly known as: 3071 Union Street, Hobart, IN 46342

Parcel No(s): 45-09-21-202-002.000-045

Property of Lake County Recorder