

NOT AN OFFICIAL DOCUMENT

2022-531741
08/02/2022 12:04 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

File No.: CTNW2203636-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, That Charlene H. Cox, as Trustee under the provisions of the Cox Living Trust, dated June 23, 2003 (Grantor) **CONVEY(S)** to Karen Franklin (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

- J. A.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 9840 Wildwood Ct. 1A, Highland, IN 46322

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 21ST day of July, 2022.

Charlene H. Cox, as Trustee under the provisions of the Cox Living Trust, dated June 23, 2003

BY: Charlene H. Cox
Charlene H. Cox, Trustee

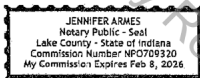
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Charlene H. Cox, as Trustee, under the provisions of the Cox Living Trust, dated June 23, 2003, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21ST day of July, 2022

Signature: JAMES
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 9840 Wildwood Ct. 1A
Highland, IN 46322

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-07-32-202-033.000-026

UNIT 1A IN BUILDING 5 OF WILDWOOD COURT CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 99065123 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 2000 060319 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 99067718 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder