

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-039380

8:48 AM 2022 Nov 22

MAIL TAX BILLS TO:
GRANTEE'S ADDRESS:

Betty A. Hallett, Grantee
2315 W. 63rd Avenue
Merrillville, IN 46410

PARCEL NO. 45-12-08-252-002.000-030

TRANSFER ON DEATH DEED

This indenture witnesseth that BETTY A. HALLETT ("Owner/Grantor"), of Lake County in the State of Indiana

Release(s) and quit claim(s) to BETTY A. HALLETT Transfer on Death ("TOD") to THOMAS P. HALLETT and KIMBERLY A. KIRRIAN ("Primary Beneficiaries"), in equal shares, as tenants-in-common and not as joint tenants with rights of survivorship

for no consideration, the following Real Estate in Lake County in the State of Indiana, to-wit:

Part of the Northeast 1/4 of Section 8, Township 35 North, Range 8 West of the 2nd Principal Meridian, in the Town of Merrillville, Lake County, Indiana, more particularly described as follows: Beginning at a point 313.5 feet South of the South line of the Chicago and Grand Trunk Railroad Company's property as described in Deed Record 30 page 63, and 125 feet East of the East right of way line of State Road No. 55; thence North, parallel with the West line of Northeast 1/4 of said Section 8, 150 feet; thence East, parallel with the South line of said railroad property, 90 feet, more or less, to the West line of Lot 115 in Brookwood Subdivision, as per plat thereof, recorded in Plat Book 27 page 42, in the Office of the Recorder of Lake County, Indiana; thence South, along the West line of said Lot 115, 150 feet; thence West, parallel with the South line of said railroad property, 90 feet to the point of beginning.

Commonly known as 2315 W. 63rd Avenue, Merrillville, Indiana 46410.

Subject to:

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

If a Primary Beneficiary does not survive the Owner/Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the other Primary Beneficiary specifically named above, or to his/her LDPS, as defined by the Transfer on Death Property Act for Indiana.



FILED

NOV 21 2022

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

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