

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-548738  
12/08/2022 10:11 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## TRUSTEE'S DEED

File No.: BT2320022-00455A  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, That Kamie L. PLYS, as Successor Trustee of the Anthony A. Lofrano Trust Number One dated August 24, 2001 (Grantor) **CONVEY(S)** to Ann M. Sanello and Michael James Gabelbaur, Wife and husband (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:

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

**Property:** 11921 80th Pl, Dyer, IN 46311

**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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 7 day of December, 2022.

BY: Kamie L Plys

Kamie L PLYS, as Successor Trustee of the Anthony A. Lofrano Trust Number One dated August 24, 2001  
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Kamie L. PLYS, Successor Trustee, or their successor in trust, under the Anthony A Lofrano Trust Number One dated August 24, 2001, 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 7th day of December, 2022

Signature: [Signature]  
Printed: Emily Kurczynski  
Resident of Lake County  
State of INDIANA  
My Commission expires: March 26, 2026



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

**Grantee's Address and Tax Billing Address:** 11921 80th Pl  
Dyer, IN 46311

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

Property of Lake County Recorder

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-11-20-256-009.000-032

THAT PART OF LOT 22 IN ASPEN TRAIL, A PLANNED UNIT DEVELOPMENT, LAKE COUNTY, INDIANA, AS RECORDED NOVEMBER 21, 2000 IN PLAT BOOK 89, PAGE 61 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 193.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 38.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 25 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 1.84 FEET TO A POINT; THENCE NORTH 13 DEGREES 52 MINUTES 01 SECONDS EAST A DISTANCE OF 194.35 FEET TO A POINT ON A CURVE, SAID CURVED LINE BEING THE NORTH LINE OF SAID LOT 22; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, ARC LENGTH OF 39.78 FEET, A CHORD BEARING OF SOUTH 62 DEGREES 37 MINUTES 42 SECONDS EAST AND A CHORD LENGTH OF 39.76 FEET TO A POINT; THENCE SOUTH 13 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 177.27 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder