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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-003232

12:20 PM 2023 Jan 23

### TRANSFER-ON-DEATH DEED

(Authorized under Ind. Code § 32-17-14-11)

THIS INDENTURE WITNESSETH THAT Maria D Santiago, a widowed and currently unmarried woman, with an address of 420 E Waltham St., Hammond, Indiana 46320 (the "Owner"), conveys and warrants unto

AKA Maria Santiago

Name

Address

Carmen Coronel

6837 Ridgeland Ave.  
Hammond, Indiana 46324

(the "Designated Beneficiary"), effective on Owner's death, all of Owner's right, title, interest, and claim in or to the real property located in Lake County, Indiana, described as follows (the "Property"):

See Exhibit "A" attached hereto

Tax Parcel Number: 45-06-01-253-006.000 -023

Property Address: 420 E Waltham st Hammond In 46320

If the Designated Beneficiary predeceases the Owner, is treated under the inheritance laws of the State of Indiana as having predeceased the Owner, or is otherwise not legally in existence at the time of the Owner's death, the Designated Beneficiary's interest will pass to and become part of the Designated Beneficiary's estate.

Owner fully warrants Owner and Owner's heirs and successors to warrant and forever defend all and singular the Property to beneficiary or beneficiaries described in this Transfer-on-Death Deed, except as to reservations and exceptions described herein.

**FILED**

**JAN 23 2023**

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
CC  
R/A

# NOT AN OFFICIAL DOCUMENT

This Transfer-on-Death Deed creates a "transfer on death transfer" pursuant to the Indiana Transfer on Death Property Act, as amended, to transfer owner interest in real property to one or more beneficiaries effective upon the death of the owner. Any Designated Beneficiary to whom the Property is to be transferred under this Transfer-on-Death Deed is intended to qualify as a "beneficiary" for purposes of the Indiana Transfer on Death Property Act.

Signed by the Owner, Maria D Santiago, on January 23, 2023

Maria D Santiago  
Maria D Santiago

STATE OF INDIANA  
CITY/COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Maria D Santiago who, being first duly sworn, acknowledged the execution of the foregoing Transfer-on-Death Deed and stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 23 day of January, 2023.



Sonia Matamoros  
NOTARY PUBLIC  
Notary Public, Printed: Sonia Matamoros  
County of Residence: Lake  
My Commission Expires: 12/17/2030

"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."  
PREPARED BY: H.S.

Prepared By Carmen Coronel

# NOT AN OFFICIAL DOCUMENT

**PREPARED BY:**

Carmen Coronel  
6837 Ridgeland Ave.  
Hammond, Indiana 46320

**RETURN RECORDED DEED AND TAX**

**STATEMENTS TO:**

Carmen Coronel  
6837 Ridgeland Ave.  
Hammond, Indiana 46320

This instrument is prepared by Carmen Coronel, 6837 Ridgeland Ave., Hammond, Indiana 46320, who makes the following statement: 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.  
*Carmen Coronel*

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

Exhibit A Legal Description

ADDENDUM A  
TO  
MORTGAGE  
Description of Property

LOT 8 IN BLOCK 2 IN HINDS'S ADDITION TO THE CITY OF HANCOCK, AS PER PLAT  
TERRACE, RECORDED IN PLAT BOOK 2 PAGE 74, IN THE OFFICE OF THE RECORDER OF  
LAKE COUNTY, INDIANA.

Property of Lake County Recorder