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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jan 23 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-502164
01/23/2023 02:21 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

MAIL FUTURE TAX STATEMENTS TO:

PARCEL #45-10-12-376-004.000-034

Grantees/Grantees' Address:

MS. DIANE TRISTAN
115 Illinois St.
Dyer, IN 46311-1740

PERSONAL REPRESENTATIVE'S DEED

DIANE TRISTAN a/k/a DIANA TRISTAN, as Personal Representative of the Estate of FRANCISCO D. TRISTAN a/k/a DANIEL TRISTAN a/k/a FRANCISCO DANIEL TRISTAN, Deceased, which Estate is pending in the Lake Superior Court, sitting at East Chicago, Indiana, under Cause No. 45D02-2206-EU-000356, by virtue of the power and authority granted to said Personal Representative under the Indiana Code, pursuant to Court Order authorizing said Personal Representative to act in said capacity unsupervised, and for good and sufficient consideration, conveys to: DIANE TRISTAN, of Lake County, Indiana, the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 15 IN BLOCK 5 IN THE ORIGINAL TOWN OF DYER, AS PER PLAT THEREOF,
RECORDED IN MISCELLANEOUS RECORD "A", PAGE 251, IN THE OFFICE OF THE
RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 115 ILLINOIS ST., DYER, IN 46311-1740

THIS CONVEYANCE IS MADE SUBJECT TO:

1. The terms, provisions, covenants, conditions, easements, plats, limitations, and

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- restrictions, contained in any instruments of record affecting the use or occupancy of said real estate;
- 2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
- 3. Real Estate taxes for the year 2021 payable in 2022 and subsequent years;
- 4. Roads and highways, streets and alleys;
- 5. Limitation by fences and/or other established boundary lines;
- 6. Easements, if any, for established ditches and/or drains; and
- 7. Any assessments for expenses including, but not limited to HOA dues, levied in favor of any controlling HOA.

IN WITNESS WHEREOF, the said DIANE TRISTAN a/k/a DIANA TRISTAN, as Personal Representative of the Estate of FRANCISCO D. TRISTAN a/k/a DANIEL TRISTAN a/k/a FRANCISCO DANIEL TRISTAN, has

hereunto set her hand and seal this 18 day of January, 2023.

Dianne Trista

**DIANE TRISTAN a/k/a DIANA TRISTAN,
Personal Representative, FRANCISCO D. TRISTAN
a/k/a DANIEL TRISTAN a/k/a FRANCISCO DANIEL
TRISTAN ESTATE**

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned, a Notary Public for Lake County, Indiana, personally appeared **DIANE TRISTAN a/k/a DIANA TRISTAN**, Personal Representative of the Estate of **FRANCISCO D. TRISTAN a/k/a DANIEL TRISTAN a/k/a FRANCISCO DANIEL TRISTAN**, over the age of majority, who acknowledged the execution of the foregoing Personal Representative's Deed as her voluntary act for the purposes stated therein.

Dated: January 18, 2023



Michelle A. Pramuk
Notary Public Signature

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THIS INSTRUMENT PREPARED BY:
MICHAEL D. DOBOSZ (ATTORNEY #14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVIICH & SANDOVAL, LLP
2637-45TH ST., HIGHLAND, IN 46322
PH: 219/924-2427 FAX: 219/924-2481

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.

Michael D. Dobosz, Attorney at Law

Property of Lake County Recorder