

2
NOT AN OFFICIAL DOCUMENT

SINAPIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-004242

12:58 PM 2023 Jan 27

MAIL TAX BILLS TO:
Paul and Jill Obbagy
1424 Tate Drive
Schererville, Indiana 46375
Grantees' Address Above

TRANSFER ON DEATH DEED

PAUL R. OBBAGY and JILL M. OBBAGY, Husband and Wife, ("Owners"), Transfer and Quit Claim upon the Surviving Owner's Death to KATHERINE OBBAGY, PAUL OBBAGY, SHANNON OBBAGY, JOEY OBBAGY, and JORDAN ZNOSKO, equally, as Tenants in Common, (the "Primary Beneficiaries"), For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 89 in Tara, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 93, page 99, in the Office of the Recorder of Lake County, Indiana.

Commonly Known As: 1424 Tate Drive, Schererville, Indiana 46375
Key No: 45-11-20-104-024.000-036

If any Primary Beneficiary does not survive both Owners, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation (as "Contingent Beneficiaries"), subject to the following. Any Contingent Beneficiary over the age of 25 years shall receive their share outright. However, any Contingent Beneficiary under the age of 25 years shall instead be distributed to the Testamentary Trustee of the Testamentary Trust set forth under Article IX of the surviving Owner's Last Will and Testament dated January 23, 2023, both of which Owners' Wills are incorporated herein by reference, for distribution as set forth therein for the benefit of such deceased Primary Beneficiary's surviving issue by representation. If the deceased Primary Beneficiary leaves no surviving issue, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed equally to the surviving Primary Beneficiaries named above or to their surviving issue by representation, subject to the above-referenced Trust provisions as set forth under said Wills for the benefit of any surviving issue under the age of 25 years.

Subject To: all unpaid real estate taxes and assessments for 2022 payable in 2023, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated: January 23, 2023



PAUL R. OBBAGY



JILL M. OBBAGY

FILED

JAN 27 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
2048
CK

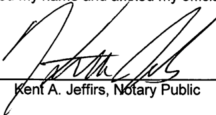
NOT AN OFFICIAL DOCUMENT

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 23, 2023, appeared **PAUL R. OBBAGY** and **JILL M. OBBAGY**, who acknowledged the execution of the foregoing Transfer on Death Deed.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal.





Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs

Property of Lake County Recorder