NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 15 2023 GM
PEGGY HOLINGA-KATONA

2023-504473 02/15/2023 03:08 PM TOTAL FEES: 25.00 BY: JAS PG #: 1 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Mail tax bills to: 1332 Madison Ave., Dyer, IN 46311

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, that Joyce Heroux of Lake County in the State of Indiana, upon her death, Releases and Quit-Claims the following described real estate in Lake County, in the State of Indiana:

LOT 28 IN SUBURBAN GARDENS, 2^{ND} ADDITION TO DYER, AS PER PLAT THEREOF, PLAT BOOK 28, PAGE 58, OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1332 Madison Avenue, Dyer, IN 46311 Parcel Number: 45-10-12-226-010.000-034

to David Rogers, of Lake County, Indiana, for his lifetime, to use and occupy the below described property as and for his personal residence, subject to the duties and obligations of maintaining, repairing, and upkeeping the property. Upon the occurring of any of the following events: the failure of David Rogers to reasonably maintain, repair, and upkeep the property, the death of David Rogers, or an agreement between David Rogers and Dylan Heroux to sell the property, David Rogers' life estate shall terminate. Upon the termination of David Rogers' life estate, the remainder interests shall transfer to the David Rogers, if he is still living, to the Estate of David Rogers if he is deceased, and to Dylan Heroux in the following percentage: 1/3 to David Rogers/the Estate of David Rogers and 2/3 to Dylan Heroux.

Dated this /3 day of February, 2023

STATE OF INDIANA COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this day of February, 2023, personally appeared: Joyce Heroux and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Joyce/Heroux

My commission expires: 03-14-203 Resident of Lake County History Public, State of Indiana
Lake County
EAL
Commission Number NP0896036
My Commission Express
March 14, 2025

Lynn M. Shively, Notary Public

I, Michael Massucci 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.

This instrument prepared by Michael Massucci, Kelly Law Offices LLC, 1619 Junction Avenue, Schererville, Indiana 46375

MAIL TO/GRANTEE'S ADDRESS: 1332 Madison Avc., Dycr, IN 46311