

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2023-504490
02/15/2023 03:31 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Feb 15 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

TAX: LD.NO. 45-09-18-480-012.000-021

THIS INDENTURE WITNESSETH, That MOUSSA R. IBRAHIM, TRUSTEE OF THE MOUSSA R. IBRAHIM TRUST DATED APRIL 18, 2018 and WAFIYEH IBRAHIM, TRUSTEE OF THE WAFIYEH IBRAHIM TRUST DATED APRIL 18, 2018, AS TENANTS IN COMMON, (GRANTORS), of PORTER County in the State of INDIANA, CONVEY to AUSTIN BRUCE GRANNO, (GRANTEE) of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOTS 13 AND 14 IN BLOCK 35 IN SECOND SUBDIVISION TO EAST GARY, IN THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2749 HUNTINGTON ST., LAKE STATION, IN 46405

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 14 day of February, 2023.

Moussa R. Ibrahim
MOUSSA R. IBRAHIM, TRUSTEE OF THE
MOUSSA R. IBRAHIM TRUST DATED
APRIL 18, 2018

Wafiyeh Ibrahim
WAFIYEH IBRAHIM, TRUSTEE OF THE
WAFIYEH IBRAHIM TRUST DATED
APRIL 18, 2018

STATE OF INDIANA)
COUNTY OF PORTER) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of February, 2023 personally appeared: MOUSSA R. IBRAHIM, TRUSTEE OF THE MOUSSA R. IBRAHIM TRUST DATED APRIL 18, 2018 AND WAFIYEH IBRAHIM, TRUSTEE OF THE WAFIYEH IBRAHIM TRUST DATED APRIL 18, 2018, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 7/16/30
Resident of Porter County

Signature: Christina Kealey
Printed: Christina Kealey

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding title company.
All information used supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 2749 HUNTINGTON ST., LAKE STATION, IN 46405
SEND TAX BILLS TO: GRANTEE

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.

Christina Kealey
Signature of Preparer

Christina Kealey
Printed Name of Preparer

COMMUNITY TIME COMPANY
FILE NO. 43257916