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# NOT AN OFFICIAL DOCUMENT

BUILDING ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 13 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-007510

3:35 PM 2023 Mar 13

## PERSONAL REPRESENTATIVE'S DEED

TAX: I.D. NO. 45-11-08-451-026.000-036

CARMEN GRIFFITH, as Personal Representative of the Unsupervised Estate of SANDRA GRUTZIUS, deceased, filed in the LAKE CIRCUIT COURT in CROWN POINT, Indiana, as ESTATE NUMBER 45C01-2212-EU-000655 pursuant to her power under Indiana law, conveys to ALBERT CHARLES GEDERIAN, of LAKE County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, the following described real estate situated in LAKE County, Indiana, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

COMMONLY KNOWN AS: 1049 LAKEWOOD COURT, SCHERERVILLE, INDIANA 46375

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

IN WITNESS WHEREOF, the said CARMEN GRIFFITH, AS PERSONAL REPRESENTATIVE OF THE UNSUPERVISED ESTATE OF SANDRA GRUTZIUS, as ESTATE NUMBER 45C01-2212-EU-000655, has hereunto set her hand this 9 day of March, 2023.

*Carmen Griffith Personal Representative*  
CARMEN GRIFFITH, PERSONAL REPRESENTATIVE  
OF THE UNSUPERVISED ESTATE OF SANDRA GRUTZIUS  
as ESTATE NUMBER 45C01-2212-EU-000655

STATE OF INDIANA, COUNTY OF LAKE

)SS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared CARMEN GRIFFITH, AS PERSONAL REPRESENTATIVE OF THE UNSUPERVISED ESTATE OF SANDRA GRUTZIUS, as ESTATE NUMBER 45C01-2212-EU-000655 and acknowledged her execution of the said Deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND this 9 day of March, 2023.

Commission Number: NP0727054  
My Commission Expires: 06/03/2028  
County of Residence: Newton

Signature

*Mary Jo Hall*

Printed

Mary Jo Hall

Notary Public

MARY JO HALL  
Notary Public - Seal  
Newton County - State of Indiana  
Commission Number NP0727054  
My Commission Expires Jun 3, 2028

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 ownership. All information used supplied by the title company.

RETURN DEED TO: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1049 LAKEWOOD COURT, SCHERERVILLE, INDIANA 46375  
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.

*Mary Jo Hall*  
Signature

Mary Jo Hall  
Printed Name

Community Title Company  
File No. 205749

OK # 15566  
# 25

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## EXHIBIT "A"

GRUTZIUS/ GEDERIAN  
TAX: I.D. NO. 45-11-08-451-026,000-036

UNIT 2, IN BUILDING 39, IN LAKEWOOD ESTATES CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED BY A DECLARATION OF CONDOMINIUM, RECORDED DECEMBER 20, 2002, AS DOCUMENT NO. 2002-118268, AND ALL AMENDMENTS THERETO, INCLUDING BUT NOT LIMITED TO THE THIRTY-FIRST AMENDMENT THERETO, RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 2004-098429, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AND LIMITED COMMON AREAS APPERTAINING THERETO.

Office of Lake County Recorder