

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-507274  
03/13/2023 10:47 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## TRUSTEE'S DEED

File No.: CTNW2300394A  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, That Ian Cosgrove as Trustee of The Ian Cosgrove Living Trust, dated July 15, 2022 (Grantor) **CONVEY(S)** to Nikolina Medina-Magana and Alberto Magana, Wife and Husband(Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**For APN/Parcel ID(s): 45-10-13-255-013.000-034**

LOT 13 IN BLOCK 5 IN PHEASANT HILLS ADDITION, UNIT 1, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39 PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 522 Cherry Hill Rd, Dyer, IN 46311

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 10th day of March, 2023.

Ian Cosgrove as Trustee of The Ian Cosgrove Living Trust, dated July 15, 2022


BY:   
Ian Cosgrove, Trustee

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Ian Cosgrove as Trustee of The Ian Cosgrove Living Trust, dated July 15, 2022, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of March, 2023

Signature:   
Printed: Emily Kurczynski  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 26, 2025



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 522 Cherry Hill Rd, Dyer, IN 46311

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY