

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009994

1:47 PM 2023 Apr 5

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that BOB B. WARE ("Grantor") of Lake County in the State of Indiana, pursuant to the provisions of I.C. § 32-17-14-1, et seq., declares that it is his intent that upon his death that any and all interest(s) he may have in the following described real estate in Lake County, Indiana be transferred to his Son, BOB B. WARE, JR., per stirpes:

PARCEL 1: Lot 81 in the Waterford, a Planned Unit Development in the Town of Merrillville, as per plat thereof, recorded in Plat Book 98 page 62, and amended by a Certificate of Correction recorded August 24, 2007 as Document No. 2007068641, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2: Ease non-exclusive easement for ingress and egress as created in 86th Avenue Easement Agreement between Lake County Trust Company as trustee under Trust No. 1954 and Burnside Construction Company, an Illinois Corporation, dated March 13, 1992 and recorded March 16, 1992 as Document No. 92015446, over the following described land: Part of the North 1/2 of the Northwest 1/4 of Section 29, Township 35 North, Range 8 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of the Northwest 1/4 of said Section 29, thence South 0 Degrees 36 Minutes 05 Seconds East along the East Line of said Northwest 1/4, a distance of 729.60 feet to the Point of Beginning; thence South 89 Degrees 44 Minutes 10 Seconds West, parallel to the North Line of said Section 29, a distance of 369.40 feet; thence South 0 Degrees, 30 Minutes 24 Seconds East, a distance of 10.00 feet; thence South 89 Degrees 44 Minutes 10 Seconds West, parallel to the North Line of said Section 29, a distance of 150 feet; thence South 0 Degrees 30 Minutes 24 Seconds East, a distance of 80.00 feet; thence North 89 Degrees 44 Minutes 10 Seconds East, 519.55 feet to the East Line of the Northwest 1/4 of said Section 29; thence North 0 Degrees 36 Minutes 05 Seconds West, a distance of 90 feet to the Point of Beginning, all in the Town of Merrillville, Lake County, Indiana.

FILED

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PAGE 1 OF 2

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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R n


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Property I.D. # 45-12-29-127-029.000-030

More commonly known as: 2498 West 85th Lane, Merrillville, IN 46410

All mailings to: BOB B. WARE
2498 West 85th Lane
Merrillville, IN 46410


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the 4th
day of April, 2023


BOB B. WARE, Grantor

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared BOB B. WARE, who acknowledged the execution of the foregoing Transfer on Death Deed, and who, having been duly sworn, stated that any representations therein are true. Witness my hand and Notarial Seal this 4th day of April, 2023.

MY COMMISSION EXPIRES:
10/15/2026


CHRISTINE L. GIKAS, Notary Public,
Residing in Porter County, Indiana



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.


PREPARED BY: RICK C. GIKAS, ATTORNEY AT LAW
414 East 86th Avenue, Merrillville, Indiana 46410