

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 05 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-509961
04/05/2023 03:20 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

PERSONAL REPRESENTATIVE'S DEED

File No.: CTNW2300670-KZ
CT Highland LLC

THIS INDENTURE WITNESSETH that Justin Culver and Bryon Higginbotham, Sr. as Personal Representatives of the Estate of Tommy C. Culver aka Tommy Culver, deceased, which estate was administered without court supervision as Estate No. 45D11-2106-EU-000309 in the Superior Court, of Lake County in the State of Indiana, pursuant to his power granted under Indiana Law, Grantor **Conveys and Warrants** to Luis M. Galvan, Grantee, for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 1116 Indiana St, Hammond, IN 46320

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

Grantor certifies under penalties of perjury that Tommy C. Culver aka Tommy Culver died on May 6, 2021.

The purpose of this instrument is to consummate that certain Unrecorded Agreement/Land Contract for Deed from Tommy C. Culver to Luis M. Galvan, dated November 7, 2019.

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of March, 2023.

Justin Culver and Bryon Higginbotham, as Personal Representatives of the Estate of Tommy C. Culver aka Tommy Culver, deceased

BY: Justin Culver *Per Rep*
Justin Culver, Personal Representative

BY: Bryon Higginbotham Sr. *Per Rep*
Bryon Higginbotham, Personal Representative

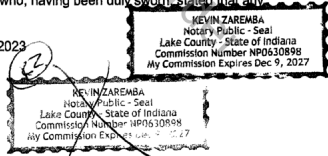
State of Indiana

County of Lake LA *SA

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Justin Culver and Bryon Higginbotham, as Personal Representatives of the Estate of Tommy C. Culver aka Tommy Culver, deceased, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of March, 2023

Signature: Kevin Zarembo
Printed: Kevin Zarembo
Resident of: Lake County
State of: INDIANA
My Commission expires: December 9, 2027



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

Grantee's Address and Tax Billing Address: 1116 Indiana St, Hammond, IN 46320

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.

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-03-31-333-003.000-023

LOT 52 AND THE EASTERLY 28.35 FEET OF LOT 53, BLOCK 1, EAST LAWN ADDITION TO HAMMOND, CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 2, PAGE 75, LAKE COUNTY, INDIANA.

ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF LOT 52, THENCE SOUTH 63.05 FEET, THENCE NORTH 63 DEGREES 14 MINUTES WEST 28.35 FEET, THENCE NORTH 26 DEGREES 46 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

Property of Lake County Recorder