

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 05 2023 SLG

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-509984  
04/05/2023 03:44 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That:

**Mary Jo Hedberg, as Trustee of the Mary Jo Hedberg Living Trust dated August 7, 2019**

(Grantor), of **Lake County**, in the State of **Indiana**, **CONVEYS** to

**Brylee Ruth Carter, a single woman and Zack Edward Cory, a single man**

(Grantees), of **Lake County**, in the State of **Indiana**, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in **Lake County, Indiana**:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 557 Shannon Drive, Lowell, IN 46356  
Parcel No(s): 45-19-22-254-018.000-038

**PROPER TITLE, LLC**

INPT 23-84489111 2023

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this Deed this 14 day of March, 2023.

Mary Jo Hedberg, as Trustee of The Mary Jo Hedberg Living Trust Agreement dated August 7, 2019

Mary Jo Hedberg  
Mary Jo Hedberg  
Trustee

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 14 day of March, 2023, personally appeared Mary Jo Hedberg, Trustee of the Mary Jo Hedberg Living Trust and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Michelle Pierce  
Notary Public, Resident of Lake County  
Printed Name: Michelle Pierce  
My Commission Expires: March 16, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Brylee Ruth Carter and Zack Edward Cory  
557 Shannon Drive  
Lowell, IN 46356

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## EXHIBIT A

Legal Description

LOT 58 IN THE RESUBDIVISION OF LOTS 55-58 AND 87 IN VILLAGE GREEN SUBDIVISION, PHASE 2, UNIT 1, AS SHOWN IN PLAT BOOK 104 PAGE 57, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 557 Shannon Drive, Lowell, IN 46356

Parcel No(s): 45-19-22-254-018.000-038

Property of Lake County Recorder