

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-010733

1:42 PM 2023 Apr 14

| | |
|--|---|
| Primary Beneficiary (name, address, phone): | Contingent Beneficiary (name, address, phone): |
| <u>Cornell Dante Matthews</u> | <u>Alannah Marie Matthews</u> |
| <u>2540 Promenade Way</u> | <u>2540 Promenade Way</u> |
| <u>Apt. 124</u> | <u>Apt. 124</u> |
| <u>Portage, IN 46368</u> | <u>Portage, IN 46368</u> |

TRANSFER ON DEATH WARRANTY DEED

[Individual to Individual]

That Ellen Marie Matthews, "Owner", conveys and warrants on owner's death, for no consideration, to Cornell Dante Matthews, "Primary Beneficiary", any interest Owner owns at Owner's death in the following described real estate in the County of Lake, State of Indiana:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Aetna Manor 2ND SUB All L 21 BL 1

Common Address: 1250 Arizona St. Gary, IN 46403

Parcel ID 45-08-12-251-006.000-004

(Optional) If a Primary Beneficiary shall not survive the Owner, or is not in existence when Owner dies, then the interest transferred on Owner's death to that predeceased Primary Beneficiary shall [Choose one option]:

- (a) lapse and no transfer shall occur.
- (b) be distributed to the predeceased Primary Beneficiary's lineal descendants per stirpes.
- (c) be distributed to Alannah Marie Matthews, "Contingent Beneficiary".

(Optional) If a Contingent Beneficiary whose interest is contingent to that of the predeceased Primary Beneficiary shall not survive the Owner, or is not in existence when Owner dies, then the interest transferred on death to that predeceased Contingent beneficiary shall [Choose one option]:

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Transfer on Death Warranty Deed

APR 14 2023

Page 1 of 3

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CC
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- (a) lapse and no transfer shall occur.
- (b) be distributed to the predeceased Contingent Beneficiary's lineal descendants per stirpes.
- (c) be distributed to _____, "Second Contingent Beneficiary".

(Optional) This Transfer on Death revokes, modifies and supersedes Owners Transfer on Death Deed signed by Owner Ellen Marie Matthews [date signed] and recorded on 15th day of December, 2003 [date recorded] in the Office of the Recorder of Lake County, Indiana as Instrument 2003-131698 [Recording Information - instrument number or book and page].

IN WITNESS WHEREOF, the Owner has executed this Transfer on Death Warranty Deed this 1st day of March, 2023

Ellen Matthews

(Signature of Grantor)
Ellen M. Matthews
 Type/Print Name

STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Ellen Marie Matthews a/k/a Ellen M. Matthews

who acknowledged the execution of the foregoing TRANSFER ON DEATH WARRANTY DEED, and who, being duly sworn, stated that the representations therein contained are true.

Witness my hand and Notary Seal this 1st day of March, 2023.



Taquia Addison
 NOTARY PUBLIC
 Lake County, State of Indiana
 Commission Number: 700727
 My Commission Expires May 22, 2025

Taquia Addison
 Notary Public
 Resident of: Lake County
 My Commission Expires: 5-22-2025


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This Instrument was prepared
by:

Armogene Ellis-Maclin
298 W. 53rd Ln.
Merrillville, IN 46410
Telephone: (919) 885-6837


After Recording, return
to:

Ellen M, Matthews
1250 Arizona St.
Gary, IN 46403
Telephone: (219) 939-8726


Signature
Armogene Ellis-Maclin
Print or Type Name

Affirmation Statement

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.


Signature
Armogene Ellis-Maclin
Print or Type Name