

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510912
04/14/2023 03:40 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

TAX: I.D. NO. 45-15-35-202-010.000-043

THIS INDENTURE WITNESSETH, THAT ILA GALLAGHER, AS TRUSTEE OF THE "ILA GALLAGHER TRUST NUMBER ONE", DATED AUGUST 16, 2007, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS TO PETER HANEGRAAF AND WENDI HANEGRAAF, HUSBAND AND WIFE, (GRANTEES) of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

THE SOUTH 48.50 FEET OF LOT 4 IN WOODS OF CEDAR CREEK, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100 PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 14133 ROCKLIN ST., CEDAR LAKE, IN 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 5th day of April, 2023.

ILA Gallagher Trustee
ILA GALLAGHER, AS TRUSTEE OF THE
"ILA GALLAGHER TRUST NUMBER ONE",
DATED AUGUST 16, 2007

STATE OF INDIANA, COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of April, 2023, personally appeared ILA GALLAGHER, AS TRUSTEE OF THE "ILA GALLAGHER TRUST NUMBER ONE", DATED AUGUST 16, 2007 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

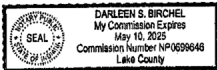
Commission Number: 0699646

My commission expires: 5-10-25

Resident of Lake County

Signature *Darleen S. Birchel*

Printed Darleen S Birchel, Notary Public



COMMUNITY TITLE COMPANY
FILE NO. 2325894

NOT AN OFFICIAL DOCUMENT

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form
of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **14133 ROCKLIN ST., CEDAR LAKE, IN 46303**
END TAX BILLS TO: **GRANTEES**

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

Nathan D. Vis

Printed Name

Property of Lake County Recorder