

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512164
04/26/2023 11:59 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

INDIANA LAND TRUST COMPANY Trustee's Deed

THIS INDENTURE WITNESSETH, that **INDIANA LAND TRUST COMPANY, f/k/a LAKE COUNTY TRUST COMPANY**, as **Trustee under the provisions of a Trust Agreement dated September 19, 1988 and known as Trust No. 3874**, does hereby release and quit claim to **JOHN KLISURICH**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate located in Lake County, Indiana, to wit:

Part of the Northeast $\frac{1}{4}$ of Section 24 Township 35 North, Range 8 West of the Second Principal Meridian, described as: Commencing at a point on the North line of United States Road #30, which is 400 feet West of the East line of Section 24; thence North 871.2 feet; thence West parallel to the North of said Road #30, a distance 300 feet; thence South 871.2 feet to the North line of said right-of-way of said Road #30; thence East 300 feet to the place of beginning, in Lake County, Indiana, excepting therefrom the following:

Part of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, described as: Commencing at a point on the North line of United States Road #30, which is 400 feet West of the East line of Section 24; thence North 871.2 feet; thence West parallel to the North of said Road #30, a distance of 300 feet; thence South 871.2 feet to the North line of said right-of-way of said Road #30; thence East 300 feet to the place of beginning, excepting therefrom the South 450 feet of the above described parcel.

Commonly known as: 4680 E. 81st Ave., Hobart, IN 46342
Parcel ID Nos.: 45-12-24-276-003.000-046 and 45-12-24-276-004.000-046

Subject To: Grantor and its Tenant reserve possession of the property for sixty (60) days after delivery of this Trustee's Deed for no consideration to Grantee. In addition, Grantor and its Tenant reserve possession for an additional thirty (30) days commencing immediately after the original sixty (60) day possession expires in consideration of payment to Grantee of \$50.00 a day for each day Grantor retains possession commencing on the sixty-first (61st) day after delivery of Trustee's Deed.

MAIL FUTURE TAX BILLS TO:

John Klisurich
1230 Brandywine Rd.
Crown Point, IN 46037

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This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said **INDIANA LAND TRUST COMPANY, f/k/a LAKE COUNTY TRUST COMPANY**, as Trustee, by Vicky L. Bostick, Trust Officer, has hereunto set its hand this 20th day of April, 2023.

INDIANA LAND TRUST COMPANY, f/k/a LAKE COUNTY TRUST COMPANY, as Trustee under the provisions of a Trust Agreement dated September 19, 1988 and known as Trust No. 3874

By: Vicky L. Bostick
Vicky L. Bostick, Trust Officer

STATE OF INDIANA)

SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said Trust and State, personally appeared Vicky L. Bostick, Trust Officer of **INDIANA LAND TRUST COMPANY**, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as his/her free and voluntary act, acting for such corporation, as Trustee.

Witness my hand and seal this 20th day of April, 2023.

Susan M. Diamond
Notary Public

My Commission Expires: 4-28-2027

County of Residence: Lake



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.

/s/Richard E. Anderson

This instrument was prepared by:

Richard E. Anderson, #2408-65
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892