

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512217
04/26/2023 01:01 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

File No.: CTNW2301340-ALC
CT Commercial LLC

THIS INDENTURE WITNESSETH, That James W. Jacobsen, Jr. and Karen R. Jacobsen, as Trustees of The Jacobsen 2020 Joint Trust Dated July 28, 2020 (Grantor) **CONVEY(S)** to Town of Dyer, Indiana (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

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

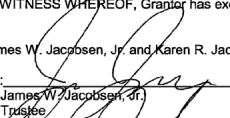
Property: 2131-21 Hart St, Dyer, IN 46311

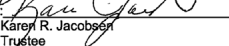
Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 21st day of April, 2023.

James W. Jacobsen, Jr. and Karen R. Jacobsen, as Trustees of The Jacobsen 2020 Joint Trust Dated July 28, 2020

BY: 
James W. Jacobsen, Jr.
Trustee

BY: 
Karen R. Jacobsen
Trustee

CHICAGO TITLE INSURANCE COMPANY

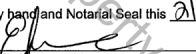
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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared James W. Jacobsen, Jr. and Karen R. Jacobsen, Trustees, or their successors in trust, under the The Jacobsen 2020 Joint Trust Dated July 28, 2020, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21 day of April, 2023

Signature: 
Printed: Emily Kurczynski
Resident of: Lake County
State of: INDIANA
My Commission expires: March 26, 2026



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

Grantee's Address and Tax Billing Address: One Town Square
Dyer, IN 46311

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): **45-10-13-131-019.000-034**

LOT 1 IN HART COURT ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK 84, PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPT THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 111.097 FEET; THENCE EASTERLY, AND PARALLEL TO THE SOUTH PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 45.00 FEET; THENCE SOUTHERLY, AND PARALLEL TO THE WEST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET; THENCE EASTERLY, AND PARALLEL TO THE SOUTH PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE SOUTHERLY, AND PARALLEL TO THE WEST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 60.73 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 85.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.522 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 79 DEGREES 18 MINUTES 10 SECONDS EAST 2.15 FEET ALONG THE NORTHERN LINE OF SAID LOT; THENCE SOUTH 0 DEGREES 12 MINUTES 07 SECONDS WEST 18.49 FEET TO THE WESTERN LINE OF SAID LOT; THENCE NORTH 6 DEGREES 12 MINUTES 01 SECONDS WEST 19.00 FEET ALONG SAID WESTERN LINE TO THE POINT OF BEGINNING.