

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512275
04/26/2023 02:47 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-15-27-153-002.000-014

Tax Mailing Address:
9421 W 135TH PL
CEDAR LAKE IN 46303-8680

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Dennis D. Wilkening, as Trustee, under the provisions of that certain Trust Agreement dated the 7th day of December, 2017, and known as the Dennis D. Wilkening Living Trust, Grantor, of Lake County, in the State of Indiana, does hereby grant, bargain, sell and convey to

Ronald D. Kuiper and Katherine G. Kuiper, husband and wife,

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 64, Winding Creek Estates, Unit 1, Phase1, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 94, page 70, in the Office of the Recorder of Lake County, Indiana.

Site Address (per Lake County Auditor's records): 9421 135TH PL
CEDAR LAKE IN 46303

Mailing Address (per U.S. Postal Service): 9421 W 135TH PL
CEDAR LAKE IN 46303-8680

This Trustee's Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustee by the terms of said Trust, and **SUBJECT TO** the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2022 payable in 2023 and thereafter.

(Trustee's Deed – GITC File No. IN016022 – Page 1 of 2)

IN016022

Greater Indiana Title Company

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IN WITNESS WHEREOF, Dennis D. Wilkening, as Trustee, under the provisions of that certain Trust Agreement dated the 7th day of December, 2017, and known as the Dennis D. Wilkening Living Trust, has executed this Trustee's Deed on this 31st day of March, 2023.

Dennis D. Wilkening as Trustee

Dennis D. Wilkening, as Trustee, under the provisions of that certain Trust Agreement dated the 7th day of December, 2017, and known as the Dennis D. Wilkening Living Trust

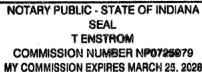
State of Indiana

County of Lake

) SS:
)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Dennis D. Wilkening, as Trustee, under the provisions of that certain Trust Agreement dated the 7th day of December, 2017, and known as the Dennis D. Wilkening Living Trust, and acknowledged the execution of the foregoing Trustee's Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 31st day of March, 2023.



Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Warrick

Notary's Commission Expires: 3-25-28

After recording return to and Mailing Address of Grantees: Ronald D. Kuiper and Katherine G. Kuiper
9421 W 135TH PL
CEDAR LAKE IN 46303-8680

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN016022.

(Trustee's Deed – GITC File No. IN016022 – Page 2 of 2)