

NOT AN OFFICIAL DOCUMENT

GINA PINNETT
RECORDER

2023-014934

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

3:41 PM 2023 Jun 7

TRUSTEE'S DEED

TAX: ID. NO. 45-07-35-228-030.000-006

THIS INDENTURE WITNESSETH, That ANN M. KEGBEIN, AS SUCCESSOR TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 27TH DAY OF APRIL, 2010, AND KNOWN AS THE KUDZINOWSKI FAMILY TRUST, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to FRED A. RHOTEN, ROBERTA E. RHOTEN, AND PENNY GRISH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of LAKE County in the State of INDIANA, (GRANTEES) 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:

LOT 3, GLENVIEW 2ND ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 37, PAGE 90, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 712 WHEELER STREET, GRIFFITH, INDIANA 46319

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 2nd day of June, 2023.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Mary Jo Hall
Successor Trustee

ANN M. KEGBEIN, AS SUCCESSOR TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 27TH DAY OF APRIL, 2010, AND KNOWN AS THE KUDZINOWSKI FAMILY TRUST

JUN 07 2023

STATE OF INDIANA, COUNTY OF NEWTON) SS
LAKE

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of June, 2023, personally appeared: ANN M. KEGBEIN, AS SUCCESSOR TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 27TH DAY OF APRIL, 2010, AND KNOWN AS THE KUDZINOWSKI FAMILY TRUST and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission number: NP0727054
My commission expires: 06/03/2028
Resident of Newton County

Signature *Mary Jo Hall*
Printed Mary Jo Hall, Notary Public

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 the title company.

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 712 WHEELER STREET, GRIFFITH, INDIANA 46319
SEND TAX BILLS TO: GRANTEES

2500
CK # 30032

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 *Mary Jo Hall* Printed Name Mary Jo Hall

Community Title Company
File No 2326152-3

