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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-522960
07/19/2023 11:34 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Return Recorded Instrument to:

Mr. Joseph M. Mohan
707 Wren Ct.
Griffith, IN 46319

STATE OF INDIANA

PARCEL NO. 45-07-32-205-002.000-026

COUNTY OF LAKE

)
SS:
)

AFFIDAVIT OF CERTIFICATION OF TRUST

JOSEPH M. MOHAN. MOHAN who resides at: 707 Wren Ct., Griffith, Lake County, Indiana 46319, and DIANNE M. DELIRA who resides at: 2146 Zandstra Ct., Highland, Lake County, Indiana 46322, being sworn upon oaths, state and certify that:

1. They are the duly appointed and acting Co-Trustees to the MOHAN FAMILY TRUST Dated 08/09/2011.
2. The MOHAN FAMILY TRUST Dated 08/09/2011 is in existence and is in full force and effect and was not revoked before the death of EDWARD J. MOHAN, surviving Settlor/Grantor.
3. The original Co-Trustee and Co-Settlor/Grantor, DONNA J. MOHAN died November 25, 2016 a resident of Lake County, Indiana.
4. That the surviving Settlor/Grantor, EDWARD J. MOHAN , died on February 22, 2023,

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a resident of Lake County, Indiana, and said Trust became irrevocable upon the death of EDWARD J. MOHAN.

5. At the death of EDWARD J. MOHAN, the MOHAN FAMILY TRUST Dated 08/09/2011 was the owner of the following described real estate:

UNIT 18, IN PRAIRIE VILLAGE OF ZANDSTRA FARMS CONDOMINIUM, A CONDOMINIUM AS ESTABLISHED UNDER A DECLARATION, RECORDED JULY 26, 2006, AS DOCUMENT NO. 2006 054366, AND ALL AMENDMENTS THERETO, INCLUDING, BUT NOT LIMITED TO, THE EIGHTH AMENDMENT RECORDED SEPTEMBER 12, 2007, AS DOCUMENT NO. 2007 073521, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AND LIMITED COMMON AREAS APPERTAINING THERETO.

Commonly known as: **2146 ZANDSTRA COURT
HIGHLAND, IN 46322**

6. That the powers granted to the Co-Trustees by the original Deed in Trust executed by DONNA J. MOHAN and EDWARD J. MOHAN, Husband and Wife, on August 9, 2011, conveying title to EDWARD J. MOHAN and DONNA J. MOHAN, as Co-Trustees under the provisions of a trust agreement dated August 9, 2011 and known as the MOHAN FAMILY TRUST, do include the power to convey real estate and complete the sale of said property.

7. That on January 10, 2023, the surviving Settlor/Grantor, EDWARD J. MOHAN, signed a First Amendment to Declaration of Trust wherein he named himself, EDWARD J. MOHAN, and his son, JOSEPH M. MOHAN, and his daughter, DIANNE M. DELIRA, or the survivor(s), as Co-Trustees of the MOHAN FAMILY TRUST.

8. The undersigned make this Affidavit of Certification of Trust for the purposes of:

- A) Showing current status of the MOHAN FAMILY TRUST, further stating that the surviving Co-Trustees have been acting as Co-Trustees since February 22, 2023, the date of death of EDWARD J. MOHAN, surviving original Trustee;
- B) Removing the life estates reserved by EDWARD J. MOHAN and DONNA J. MOHAN in the Deed in Trust dated August 9, 2011 and duly recorded as Document #2011 044360 on August 18, 2011; and
- C) Showing that the surviving Co-Trustees have the right to act for and on behalf of the Trust.

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9. That all interest in the property transferred is a result of the death of EDWARD J. MOHAN pursuant to the terms of said trust and/or first amendment thereto.

IN WITNESS WHEREOF, We have executed this Affidavit of Certification of Trust on this

14th day of July, 2023.

Joseph M. Mohan
JOSEPH M. MOHAN, Co-Trustee of the
MOHAN FAMILY TRUST Dtd 08/09/2011

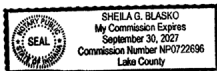
Dianne M. Delira
DIANNE M. DELIRA, Co-Trustee of the
MOHAN FAMILY TRUST Dtd 08/09/2011

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 14th day of July, 2023, personally appeared JOSEPH M. MOHAN, Co-Trustee of the MOHAN FAMILY TRUST Dated 08/09/2011, known to me to be said person or who provided sufficient evidence to prove he is said person, and who acknowledged the execution of the foregoing Affidavit of Certification of Trust as his voluntary act for the purposes stated therein on therein. IN WITNESS WHEREOF, I have executed my hand and notarial seal.



Sheila G. Blasko
Notary Public Signature

STATE OF INDIANA)

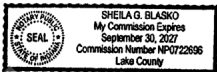
) SS:

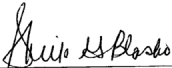
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 14th day of July, 2023, personally appeared DIANNE M. DELIRA, Co-Trustee of the MOHAN FAMILY TRUST Dated 08/09/2011, known to me to be said person or who provided sufficient evidence to prove she is said person, and who acknowledged the execution of the foregoing Affidavit of

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Certification of Trust as her voluntary act for the purposes stated therein on therein. IN WITNESS WHEREOF, I have executed my hand and notarial seal.





Notary Public Signature

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.

Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:

Michael D. Dobosz, Esq. (#14539-45)

HILBRICH CUNNINGHAM DOBOSZ VINOVICH & SANDOVAL, LLP

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