

NOT AN OFFICIAL RECORDING

2023-52281
07/21 2023 10:12 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail Tax Bills To: (Grantee)
Guillermo Delgado Family Trust
Attn: Guillermo Delgado

3389 W. Lake Shore Dr.
Crown Point IN 46307

Property Address: Vacant Parcel of Land at Southeast Corner of 109th & Pike
Parcel No. 45-17-05-481-0001.000-047

TRUSTEES' DEED

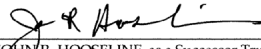
THIS INDENTURE WITNESSETH, that JOHN R. HOOSELINE and MARY KAY HEINDEL n/k/a MARY KAY COLLINS, as Successor Trustees to Jimmy D. Hooseline, the Original Trustee under the terms and provisions of a certain Trust Agreement dated December 28, 1976, and known as the Hooseline Land Trust Number One, as amended by an Amendment dated December 26, 1984 (herein, Grantors), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, DO HEREBY CONVEY AND WARRANT to the GUILLERMO DELGADO FAMILY TRUST (herein, Grantee), the following described real estate located in Lake County, Indiana, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION
Parcel No: 45-17-005-481-001.000-047

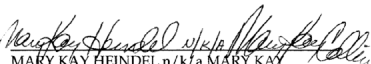
The foregoing conveyance by Grantors to Grantee shall be expressly subject to easements, covenants, and restrictions of record, inclusive of all Exceptions disclosed in that certain Title Insurance Commitment issued by First American Title Insurance Company on May 31, 2023 as Commitment No. 23-20813, and further subject to all public highways and rights-of-way, all lawfully established ditches and drains, and all real estate taxes and assessments presently accrued but not yet due and payable.

Grantors jointly and severally further affirm to Grantee that they are duly authorized to make the conveyance provided for hereunder on behalf of the Hooseline Land Trust Number One, and that the foregoing conveyance does not violate any term or provision of said Trust.

ALL OF THE FOREGOING which is so DONE and RATIFIED by John R. Hooseline and Mary Kay Heindel n/k/a Mary Kay Collins, acting in their capacity as the duly appointed Successor Trustees of the Hooseline Land Trust Number One, this 14 day of July, 2023.



JOHN R. HOOSELINE, as a Successor Trustee of the
HOOSELINE LAND TRUST NUMBER ONE



MARY KAY HEINDEL n/k/a MARY KAY
COLLINS, as a Successor Trustee of the
HOOSELINE LAND TRUST NUMBER ONE

NOT AN OFFICIAL DOCUMENT

STATE OF FLORIDA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared John R. Hooseline, as a Successor Trustee of the Hooseline Land Trust Number One, and who acknowledged the execution of the foregoing Trustees' Deed on behalf of the said Trust, as his voluntary act and deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14 day of JULY, 2023

My Commission Expires: 07-15-2023
Resident of LAKE County, State of FLORIDA



BARBARA J. LIPHART
Commission # GG 350655
Expires July 15, 2023
Bonded thru Budget Notary Services

Barbara J. Liphart
Notary Public

STATE OF INDIANA, COUNTY OF Porter, SS:

Before me, a Notary Public in and for said County and State, personally appeared Mary Kay Heindel n/k/a Mary Kay Collins, as a Successor Trustee to the Hooseline Land Trust Number One, and who acknowledged the execution of the foregoing Trustees' Deed on behalf of said Trust, as her voluntary act and deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 20 day of July, 2023

My Commission Expires: 9-10-2023
Resident of Porter County, State of Indiana



DANA M. HAND
Commission Number: 0670669
My Commission Expires
09/10/2023

Dana M. Hand
DANA M. HAND Notary Public

Instrument Prepared by Attorney David C. Appel, 2621 Chicago Street, Unit B, Valparaiso, IN 46383

I affirm, under the penalties for perjury, that I have carefully redacted each and every Social Security Number from this document, unless required by law. David C. Appel

Return recorded document to: Guillermo Delgado, 3389 W. Lake Shore Dr. Crown Point, IN 46307

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EXHIBIT A
LEGAL DESCRIPTION

The Land is described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA, SAID PARCEL ALSO BEING A PART OF PARCEL "B" OF THE COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 25, AND CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 86, PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 109.56 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER OF LOT BI-16, COUNTRY COMMONS PLANNED BUSINESS CENTER, AS SHOWN IN SURVEY RECORD BOOK 11, PAGE 15 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 162.00 FEET ALONG THE WEST LINE OF SAID LOT BI-16 TO THE SOUTHWEST CORNER OF SAID LOT BI-16 ALSO BEING ON THE NORTH LINE OF LOT BI-24 IN THE AMENDED FINAL DETAILED PLAN OF LOT BI-24, COUNTRY COMMONS PLANNED BUSINESS CENTER AS SHOWN IN PLAT BOOK 107, PAGE 12 IN SAID RECORDER'S OFFICE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 108.29 FEET ALONG SAID NORTH LINE OF SAID LOT BI-24 TO THE WEST LINE OF SAID PARCEL "B"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 162.00 FEET ALONG SAID WEST LINE OF PARCEL "B" TO THE POINT OF BEGINNING.

Lake County Recorder