

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
2023-023988
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2:29 PM 2023 Aug 10

MAIL TAX BILLS TO: Janet M. Koontz
11773 80th Place
Dyer, Indiana 46311

TRANSFER ON DEATH DEED

This indenture witnesseth that JANET M. KOONTZ ("Owner/Grantor") of Lake County in the State of Indiana hereby conveys and warrants to JANET M. KOONTZ, Transfer on Death ("TOD") to JILL M. CARTA and JASON A. BLAUW ("Primary Beneficiaries"), for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

UNIT NO. 3 AT 11773 80TH PLACE IN ASPEN TRAIL TERRACE HOMES, INC., A HORIZONTAL PROPERTY REGIME, THE DECLARATION FOR WHICH RECORDED AUGUST 28, 2001 AS DOCUMENT NO. 2001 068787 AND ALSO FILED IN PLAT BOOK 90 PAGE 71, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST APPURTENANT TO SAID UNIT AND RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 11773 80th Place, Dyer, Indiana 46311

PARCEL NO.: 45-11-20-254-020.000-032

Subject to:

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive the Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the surviving Primary Beneficiary, or to his or her LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 10th day of August 2023.

Janet M. Koontz

JANET M. KOONTZ, GRANTOR

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

FILED

AUG 10 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



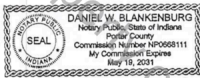
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared JANET M. KOONTZ and acknowledged the execution of said deed to be his or her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 10TH DAY OF AUGUST 2023.




Daniel W. Blankenburg, Notary Public
Resident of Porter County

My Commission Expires: May 19, 2031
Commission No.: NP0668111

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.


Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana 46410

of Lake County Recorder