

# NOT AN OFFICIAL DOCUMENT

2023-02-17 28  
09:11/2023 03:35 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## TRUSTEE'S DEED

File No.: CTNW2303905A  
CT CrownPoint LLC

**THIS INDENTURE WITNESSETH**, That Dwayne Shields, Successor Trustee of The Phyllis J. Brown Revocable Trust dated December 9, 2005 (Grantor) **CONVEY(S)** to Dwayne Shields (Grantee) for the sum of ZERO And No/ 00 Dollar (\$0.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**For APN/Parcel ID(s):** 45-19-25-101-001.000-008

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER HEREOF AND RUNNING THENCE EAST 10 RODS, THENCE SOUTH 16 RODS, THENCE WEST 10 RODS, THENCE NORTH 16 RODS TO THE PLACE OF BEGINNING, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA.

**Property:** 1210 Lincoln Ave, Lowell, IN 46356

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 06 day of September, 2023.

Dwayne Shields, Successor Trustee of The Phyllis J. Brown Revocable Trust dated December 9, 2005

BY: Dwayne Shields Successor Trustee  
Dwayne Shields, Successor Trustee  
of The Phyllis J. Brown Revocable Trust dated December 9, 2005

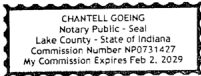
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Dwayne Shields, Successor Trustee of The Phyllis J. Brown Revocable Trust dated December 9, 2005, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 06 day of September, 2023

Signature: Chantell Goeing  
Printed: Chantell Goeing  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: February 2, 2029



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC  
**Grantee's Address and Tax Billing Address:** 14618 KEEDER RD, CROWN POINT, IN 46307  
1210 Lincoln Ave, Lowell, IN 46356 C.G.

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: Dena Phillips Farling

No Sales Disclosure Needed  
Sep 11 2023  
By: FGR  
Office of the Lake County Assessor

CHICAGO TITLE INSURANCE COMPANY