NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

2023-027672

1:31 PM 2023 Sep 27

Parcel Number: 45-07-29-280-015 000-026

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that Paula Bogdanovich ("Owner"), of Lake County, Indiana, QUITCLAIMS to Paula Bogdanovich, TRANSFER ON DEATH ("TOD") to Keith V. Bogdanovich and Steven M. Bogdanovich ("Primary Beneficiaries"), for no monetary consideration, the following described real estate in Lake County, Indiana:

Unit 7, 9243 Waymond Avenue, Spring Creek Condominiums II, Inc., a Horizontal Property Regime, as created by Declaration Nos. 96039935 and 96039936, as per plat thereof recorded in Plat Book 80, page 83, in the Office of the Recorder of Lake County, Indiana and the undivided interest in the common elements appertaining thereto.

Commonly known as: 9243 Waymond Avenue, Unit 7, Highland, IN 46322

If either of the Primary Beneficiaries does not survive the Owner, then the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the Primary Beneficiary's lineal descendants per stirpes ("LDPS"); provided, however, in the event that any portion of the real estate passes under this Transfer on Death Deed to a lineal descendant of the Owner who is under the age of twenty-one (21) at the time of the Owner's death, then said lineal descendant's interest in the real estate shall be distributed to the lineal descendant's surviving parent (or if the lineal descendant has no surviving parent, to the person named as Executor under the Owner's Last Will and Testament), as Custodian for the lineal descendant under the Indiana Uniform Transfers to Minors Act.

IN WITNESS WHEREOF, Owner has caused this Transfer on Death Deed to be executed this 26th day of September, 2023.

FILED

SEP 27 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 25° 50 1925

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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, this 26th day of September, 2023, personally appeared Paula Bogdanovich, as Owner, and acknowledged the execution of the above and foregoing Transfer on Death Deed as her free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

THIS INSTRUMENT WAS PREPARED BY:

Laura L. Rybicki, Attorney No.: 21389-45 LAURA L. RYBICKI, LLC

9495 Keilman, Suite 2B, St. John, Indiana 46373 Telephone: (219) 365-7766

Grantee's Address and Mail Tax Statements To: Paula Bogdanovich 9243 Waymond Avenue, Unit 7 Highland, IN 46322 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.

LAURA L. RYBICKI, Notary Pri

/s/ Laura L. Rybicki