

# NOT AN OFFICIAL DOCUMENT

2023-09-27 03:00 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 27 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## TRUSTEE'S DEED

TAX: LD. NO. 45-15-23-379-016.000-043

THIS INDENTURE WITNESSETH, That JOSEPHINE NOVELLI, TRUSTEE, JOSEPHINE NOVELLI TRUST DATED AUGUST 30, 2013 (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS TO JOHN T. NOONAN AND GILDA M. NOONAN, HUSBAND AND WIFE (GRANTEES) of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

UNIT C-202 IN SUNSET HARBOR CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, THE DECLARATION FOR WHICH WAS RECORDED DECEMBER 20, 2005 AS DOCUMENT NO. 2005-111514 AND SITE PLAN AND FLOOR PLANS RECORDED DECEMBER 20, 2005 IN PLAT BOOK 98, PAGE 72 AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST APPURTENANT TO SAID UNIT AS SET FORTH.

COMMONLY KNOWN AS: 13242 LAKE SHORE DRIVE, UNIT 202, CEDAR LAKE, INDIANA 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 30 day of Sept 2023

Josephine Novelli Trustee Josephine Novelli Trust Dated August 30, 2013  
JOSEPHINE NOVELLI, TRUSTEE, JOSEPHINE NOVELLI TRUST DATED AUGUST 30, 2013

STATE OF IN COUNTY OF Cumberland ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30 day of Sept 2023 personally appeared JOSEPHINE NOVELLI, TRUSTEE, JOSEPHINE NOVELLI TRUST DATED AUGUST 30, 2013 acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NA

My commission expires: 11/30/2024

Resident of Monroe County

Signature E. Elizabeth Alvis

Printed E. Elizabeth Alvis

Notary Public

This instrument prepared by:

NATHAN D VIS, Attorney at Law, ID No. 29535-45

VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company

RETURN DEED TO: GRANTEES

GRANTEE STREET OR RURAL ROUTE ADDRESS: 13242 LAKE SHORE DRIVE, UNIT 202, CEDAR LAKE, INDIANA 46303

SEND TAX BILLS TO: GRANTEES

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.

Mary Jo Hall  
Signature

MARY JO HALL

Printed Name



COMMUNITY TITLE COMPANY

FILE NO. 2326918