

NOT AN OFFICIAL DOCUMENT

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MAIL TAX BILLS TO:
Edwin & Kimberly Mendez
6575 W. 85th Place
Crown Point, IN 46307
Grantees' Address Above

GINA PIMENTEL
RECORDER
2023-028660
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
8:51 AM 2023 Oct 17

TRANSFER ON DEATH DEED

EDWIN MENDEZ and KIMBERLY R. MENDEZ, Husband and Wife, ("Owners"), Transfer and Quit Claim upon the Surviving Owner's Death to DANETTE L. MENDEZ, SHANNON M. MENDEZ, ALESHA MENDEZ, and KRISTIN GHOLSTON equally, as Tenants in Common, (the "Primary Beneficiaries"), For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 241 in Heather Hills, Section 3, Unit 2, as per plat thereof, recorded in Plat Book 72, Page 45, in the Office of the Recorder of Lake County, Indiana.

Commonly Known As: 6575 W. 85th Place, Crown Point, Indiana 46307
Key No: 45-11-26-228-002.000-032

If any Primary Beneficiary does not survive both Owners, her interest under this Transfer on Death Deed shall be distributed to her surviving issue by representation (as "Contingent Beneficiaries"), subject to the following provisions. Any Contingent Beneficiary over the age of 25 years shall receive their share outright. However, the interest of any Contingent Beneficiary under the age of 25 years shall instead be distributed to the Trustee of the Testamentary Trust set forth under Article VIII of the surviving Owner's Last Will and Testament dated October 11, 2023, both of which Owners' Wills are incorporated herein by reference, for their benefit. If a deceased Primary Beneficiary leaves no surviving issue, her interest under this Transfer on Death Deed shall be distributed equally to the surviving Primary Beneficiaries or to their surviving issue by representation, subject to the above Trust provisions for any beneficiary under the age of 25 years.

Subject To: all unpaid real estate taxes and assessments for 2022 payable in 2023, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated: October 11, 2023


EDWIN MENDEZ


KIMBERLY R. MENDEZ

FILED

OCT 16 2023

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR


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State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on October 11, 2023, appeared **EDWIN MENDEZ** and **KIMBERLY R. MENDEZ**, who acknowledged the execution of the foregoing Transfer on Death Deed.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal.





Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs

Property of Lake County Recorder