

NOT AN OFFICIAL DOCUMENT

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MAIL TAX BILLS TO:
Timothy Mooney
240 Fernwood Street
Hammond, IN 46324
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-028661

8:51 AM 2023 Oct 17

TRANSFER ON DEATH DEED

This indenture witnesses that **TIMOTHY O. MOONEY** ("Owner"),
of Lake County, State of Indiana

Transfers and Quit Claims upon Death to the Rebecca Mooney Special Needs Trust
created under Article VII of the Owner's Last Will and Testament dated October 12,
2023, which Will is incorporated herein by reference (the "Primary Beneficiary"),

For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 6 in Resubdivision of Lots 1 and 4, in Oak Park Addition in Hammond, as per
plat thereof, recorded in Plat Book 17, Page 18, in the Office of the Recorder of
Lake County, Indiana.

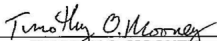
Commonly known as: 240 Fernwood Street, Hammond, Indiana 46324
Key No: 45-06-12-182-013.000-023

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, and limitations contained
in prior instruments of record, and for all building and zoning ordinances.

If **REBECCA MOONEY** does not survive the Owner, all interest under this Transfer on Death Deed
shall instead be distributed to **SARA REYNOLDS** and **HANNAH SAFFOLD**, equally, as Tenants
in Common, or to their surviving issue by representation, as "Contingent Beneficiaries."

Dated: October 12, 2023



TIMOTHY O. MOONEY

FILED

OCT 16 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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7359
AM

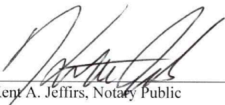
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State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on October 12, 2023, personally appeared **TIMOTHY O. MOONEY**, and acknowledged the execution of the foregoing Transfer on Death Deed.

IN WITNESS WHEREOF, I have hereunto 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