

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER

2023-028690

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

9:07 AM 2023 Oct 17

**MAIL TAX BILLS TO:**

James W. Hemminger, II  
261 E. 125<sup>th</sup> Avenue  
Crown Point, Indiana 46307

**TRANSFER ON DEATH DEED**

This indenture witnesseth that JAMES W. HEMMINGER (a/k/a JAMES W. HEMMINGER, II) ("Owner/Grantor") of Lake County in the State of Indiana hereby conveys and warrants to JAMES W. HEMMINGER (a/k/a JAMES W. HEMMINGER, II) Transfer on Death ("TOD") to BRIANNA L. HEMMINGER, JAMES Z. HEMMINGER, and HANNAH M. HEMMINGER ("Primary Beneficiaries"), for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

LOT 92 IN PINE HILL, PHASE TWO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93 PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 261 E. 125<sup>th</sup> Avenue, Crown Point, Indiana 46307

PARCEL NO.: 45-16-15-356-008.000-042

**Subject to:**

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive the Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the surviving Primary Beneficiary, or to his or her LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 16<sup>th</sup> day of October 2023.

JAMES W. HEMMINGER, a/k/a James  
W. Hemminger, II, GRANTOR

**SALES DISCLOSURE EXEMPT: NO CONSIDERATION**



**FILED**

OCT 17 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
1507  
CM

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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, personally appeared JAMES W. HEMMINGER (a/k/a JAMES W. HEMMINGER, II) and acknowledged the execution of said deed to be his or her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 16<sup>TH</sup> DAY OF OCTOBER 2023.



  
Daniel W. Blankenburg, Notary Public  
Resident of Porter County

My Commission Expires: May 19, 2031  
Commission No.: NP0668111

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.

  
Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg  
Attorney-at-Law  
300 East 90<sup>th</sup> Drive  
Merrillville, Indiana 46410

Porter County Recorder