

2023-534259
10/17/2023 07:19 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
CLERK FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 17 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED **PROPER TITLE, LLC**

JULY 23 - 951711V
304

THIS INDENTURE WITNESSETH, That:

Joyce Lee, Trustee under the provisions of the Lee Living Trust, dated April 11, 2001

(Grantor), of Lake County, in the State of Indiana, CONVEYS to

Adam Shradnick

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 230 Briar Lane, Munster, IN 46321
Parcel No(s): 45-06-24-328-008.000-027

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this Deed this 13th day of October, 2023.

Joyce Lee, Trustee under the provisions of the Lee Living Trust, dated April 11, 2001

BY [Signature]
Joyce Lee a/k/a Joyce D. Lee
Trustee by Robert E. Lee, Attorney-in-Fact

[Signature]
Attorney-in-Fact

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 13 day of October, 2023, personally appeared Robert E. Lee, as Attorney-in-Fact for Joyce Lee a/k/a Joyce D. Lee, Trustee under the provisions of the Lee Living Trust, dated April 11, 2001 and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030

NOTARY PUBLIC - STATE OF INDIANA
SEAL
KAREN CRAIG
COMMISSION NUMBER 659346
MY COMMISSION EXPIRES NOVEMBER 04, 2030

This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

VC Grantees Address

Mail Tax Statements and After Recording Return To: Adam Shradnick
230 Briar Lane
Munster, IN 46321

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description

EAST TWENTY TWO (22) FEET OF LOT SIX (6) AND THE WEST THIRTY EIGHT (38) FEET OF LOT SEVEN (7), BLOCK FOUR (4), KNICKERBOCKER MANOR FIRST ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 230 Briar Lane, Munster, IN 46321

Parcel No(s): 45-06-24-328-008.000-027

Property of Lake County Recorder