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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED  
2023-032085  
10:50 AM 2023 Nov 29

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that the Grantors, KWAN WONG and YU FEI WONG, Husband and Wife, of Lake County, Indiana, pursuant to IC 32-17-14, convey and warrant to Grantors, KWAN WONG and YU FEI WONG, Husband and Wife, transfer on death of the survivor thereof, to GALEN G. WONG, KEAGAN G. WONG and BRANDEN G. WONG, as equal tenants in common,

**PRIMARY BENEFICIARIES:**

Galen G. Wong  
822 Boxwood Drive  
Munster, Indiana 46321

Keagan G. Wong  
822 Boxwood Drive  
Munster, Indiana 46321

Branden G. Wong  
822 Boxwood Drive  
Munster, Indiana 46321

**FILED**

NOV 29 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

the following described real estate in Lake County, Indiana, to-wit:

**(LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")**

**SUBJECT TO taxes, easements and restrictions of record.**

**Parcel ID Number: 45-07-35-207-018.000-006**

**Commonly known as 711 N. Jay Avenue, Griffith, Indiana 46319**

to have and to hold the said real estate with all improvements as set forth herein.


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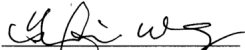
# NOT AN OFFICIAL DOCUMENT

Upon the death of the Grantors, title to the above-described real estate shall vest in the beneficiaries as set forth above.

A purchaser for value of the above-described real estate or a lender who acquires a security interest in the property from a beneficiary, in good faith, shall take the property free of any claims of or liability to the Grantors' estates, creditors of the Grantors' estates, persons claiming rights as beneficiaries or heirs of the Grantors' estates, in absence of actual knowledge that the transfer was improper; and a purchaser or lender for value shall have no duty to verify sworn information contained in this Deed.

IN WITNESS THEREOF, KWAN WONG and YU FEI WONG, have set their hands and seals this 14<sup>th</sup> day of November 2023.

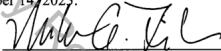
  
\_\_\_\_\_  
KWAN WONG

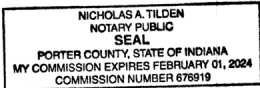
  
\_\_\_\_\_  
YU FEI WONG

STATE OF INDIANA     )  
                                  ) SS.  
COUNTY OF PORTER    )

I, Nicholas A. Tilden, a Notary Public in and for said County and State, do hereby certify that Kwan Wong and Yu Fei Wong, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, in person and upon oath, swore to the facts concerning the above designation of beneficiaries, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notary Seal on November 14, 2023.

  
\_\_\_\_\_  
Nicholas A. Tilden, Notary Public  
Resident of Porter County, Indiana



# NOT AN OFFICIAL DOCUMENT

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. Nicholas A. Tilden

## MAIL TAX BILLS TO:

822 Boxwood Drive  
Munster, Indiana 46321

## OWNERS' ADDRESS:

822 Boxwood Drive  
Munster, Indiana 46321

## BENEFICIARIES' ADDRESSES:

Galen G. Wong  
822 Boxwood Drive  
Munster, Indiana 46321

Keagan G. Wong  
822 Boxwood Drive  
Munster, Indiana 46321

Branden G. Wong  
822 Boxwood Drive  
Munster, Indiana 46321

**This instrument prepared by:** Nicholas A. Tilden, TILDEN & TILDEN (130 Lincoln Street, Porter, Indiana 46304; 219-926-8679), at the specific request of the Owners or the Owners' representatives, whichever shall apply, and is based solely on information supplied by one or more of those parties and without examination for accuracy. This Preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The Parties accept this disclaimer by the Owners' execution of this document.

# NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 14 in Block 5 in Grugel's Glen Park 1st Addition Section 2 in the Town of Griffith as per plat thereof recorded in Plat Book 32 page 83, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder