

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 29 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That **David Cortes & Cristina Placida Garcia**, as co-Trustees of the **Cortes & Garcia Family Trust, UT dated 12/8/21** by virtue of and pursuant to the authority vested in said Trustee in and by said agreement, does hereby Convey and Warrant unto **Cristina Placida Cortes and David Cortes** of Los Angeles County, in the state of California, for and in no consideration and other valuable consideration, receipt of which is hereby acknowledged, the following described real estate situate in Lake County, Indiana, to-wit:

Lots 44 and 45 in Block 3 in South Broadway Land Company's Sixth South Broadway, Addition to Gary, as per plat thereof, recorded in Plat Book 9 page 4, in the Office of the Recorder of Lake County, Indiana.

Commonly known as **3808 Connecticut Street, Gary, IN 46409**

TAX KEY NO(S): **45-08-27-107-019.000-004**

The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

This conveyance is subject to State, County and municipal taxes for 2022 payable in 2023 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof, building and zoning ordinances now or hereafter in effect; easements, restriction of record and questions of survey. GRANTOR expressly limits said warranties only against the acts of the GRANTOR and all persons claiming by, through or under the GRANTOR. This Deed is executed pursuant to, and in the exercise of the powers and authority granted to and vested in the Trustee(s) by the terms of the **David Cortes & Cristina Placida Garcia, as co-Trustees of the Cortes & Garcia Family Trust, UT dated 12/8/21**

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this **24th day of November, 2023**.

Cortes & Garcia Family Trust, UT dated 12/8/21


David Cortes, Trustee



Cristina Placida Garcia, Trustee

STATE OF CALIFORNIA

COUNTY OF Los Angeles

I, Lisa Araque, a Notary Public for the County of Los Angeles and State of California, do hereby certify that **David Cortes and Cristina Placida Garcia** signing above as Co-Trustees under the Trust Agreement, and as such Trustee acknowledged the execution of the foregoing Trustee's Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this the **24th of November, 2023**.


Notary Public: Lisa Araque
Commission Expires: 12-16-25
Commission No.: 2385770
County of Residence: Los Angeles



MAIL TAX BILLS TO: **Cristina Placida Cortes and David Cortes**
308 East 97th Street, Inglewood, CA 90301
GRANTEE(S) ADDRESS: **308 East 97th Street, Inglewood, CA 90301**

THIS INSTRUMENT PREPARED BY: **Douglas R. Kvachkoff, Attorney at Law**
325 N. Main, Crown Point, IN 46307, 219-562-2977
File No.: **IN-23-68364-03**

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: