

2023-530060
11/29/2023 2:51 PM
TOTAL FEES: 15.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Nov 29 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH that James J. Daugharty, Jr. and Joyce L. Daugharty, husband and wife of Lake County, Indiana, as a gift and for no consideration, conveys and warrants to James J. Daugharty, Jr. and Joyce L. Daugharty, husband and wife, of Lake County, Indiana, TRANSFER ON DEATH to Amy A. Westerman and Joseph R. Wilsens, Jr., each as to an undivided one-half (1/2) interest as tenants in common, any interest James J. Daugharty, Jr. and Joyce L. Daugharty, own in the following described real estate located in Lake County, Indiana:

LOT 108 IN KRYSTAL OAKS ESTATES, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.


Commonly known as: 12832 Colfax Street, Cedar Lake, IN 46303

Key No.: 45-15-23-280-021.000-043

If either Amy A. Westerman or Joseph R. Wilsens, Jr. do not survive James J. Daugharty, Jr. and Joyce L. Daugharty, then said beneficiary's share shall be distributed to said beneficiary's lineal descendants, per stirpes.

In Witness Whereof, James J. Daugharty, Jr. and Joyce L. Daugharty have executed this instrument this 29 day of NOVEMBER, 2023.


James J. Daugharty, Jr.


Joyce L. Daugharty

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before the undersigned, a Notary Public, in and for said County and State this 29 day of November, 2023, personally appeared James J. Daugharty, Jr. and Joyce L. Daugharty and acknowledged the execution of the above Transfer on Death Deed as his/her voluntary act and deed, for the uses and purposes therein stated.

In witness whereof, I have hereunto set my hand and seal the day and year above written.

My commission expires:

7-26-31

Notary Public



Resident of Lake County

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. Robert F. Tweedle

Instrument was prepared by:
Robert F. Tweedle, Atty. #20411-45
Law Offices of Robert F. Tweedle
2850 - 45th Street, Suite A
Highland, IN 46322

(219) 924-0770 | rtweedle@rtweedlelaw.com

This instrument was prepared at the specific request of Owner or Representatives 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 Owner's execution of this document.

Owners Address:

12832 Colfax Street
Cedar Lake, IN 46303

Beneficiary's Address:

Amy A. Westerman - 9569 Triana Lane, St. John, IN 46373
Joseph R. Wilsens, Jr. - 5407 W. 75th Avenue, Schererville, IN 46375

Return Deed and Mail Tax Bills To:

Grantee: James J. Daugharty, Jr. and Joyce L. Daugharty
12832 Colfax Street
Cedar Lake, IN 46303