

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
2023-033208
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
9:23 AM 2023 Dec 6

TRANSFER ON DEATH DEED IC 32-17-14-11

NANCY ABSALONSEN (A/K/A NANCY M. ABSALONSEN) (Owner) TRANSFERS on NANCY M. ABSALONSEN'S death to KENT A. ABSALONSEN and KARIN M. HUTCHINGS as Tenants in Common (Primary Beneficiaries) any interest Owner owns in the following described real estate:

UNIT NO. 3-D IN BUILDING NO. 4, MEADOW LAKE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 5, 1997, AS DOCUMENT NO. 97014095, IN PLAT BOOK 82, PAGE 31, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 23, 1997, AS DOCUMENT NO. 97072163 AND 9702164, IN PLAT BOOK 83, PAGE 61, AS AMENDED BY THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 1997, AS DOCUMENT NO'S 97082898 AND 97082899, IN PLAT BOOK 83, PAGE 83, AS AMENDED BY THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM, RECORDED JANUARY 14, 1999, AS DOCUMENT NO'S 99003263 AND 99003269, IN PLAT BOOK 86, PAGE 6, AND AS AMENDED BY THE FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM, RECORDED JULY 7, 1999, AS DOCUMENT NO'S 99056375 AND 99056378, IN PLAT BOOK 86, PAGE 96, AND AS AMENDED BY THE FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM, RECORDED FEBRUARY 13, 2001, AS DOCUMENT NO'S 2001010373 AND 2001010374, IN PLAT BOOK 89, PAGE 88 AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.

Parcel Number: 45-10-01-329-059.000-034
Property Address: 413 Swan Dr., Unit 3-D, Dyer, IN 46311

Dated: November 16, 2023

Nancy M. Absalonsen
NANCY M. ABSALONSEN

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a notary public in and for said county and state residing in Lake County, Indiana, personally appeared NANCY M. ABSALONSEN, and acknowledged the execution of the foregoing document, and who, having been sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal this 16th day of November, 2023.

Monica Fritz
Notary Public

MONICA FRITZ
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES APRIL 19, 2029
COMMISSION NUMBER NP0733157



FILED
DEC 05 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

ck. 25-6
6449
D

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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. MICHAEL W. BRADY.

OWNER=S ADDRESS AND MAIL TAX STATEMENTS TO:

NANCY M. ABSALONSEN, 413 Swan Dr., Unit 3-D, Dyer, IN 46311

BENEFICIARY(S)= ADDRESS(ES):

KENT A. ABSALONSEN, 9840 Dunegrass Way, St. John, IN 46373

KARIN M. HUTCHINGS, 203 N. Rensselaer St., Griffith, IN 46319

THIS INSTRUMENT WAS PREPARED BY MICHAEL W. BRADY, ATTORNEY NO. 36562-45, M.W. BRADY LAW FIRM, P.C., 8840 CALUMET AVENUE, SUITE 205, MUNSTER, IN 46321-2546, 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 ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER=S EXECUTION OF THIS DOCUMENT.

PREPARED BY, RECORD AND RETURN TO:

Michael W. Brady

M.W. BRADY LAW FIRM, P.C.

20950 S. Frankfort Square Road – Unit B

Frankfort, IL 60423

(708) 532-3655

County of Lake County Recorder