

2/24/2024 9:16:59 AM
01/17/2024 12:07 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 17 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

File No.: CTNW2305261A
CT Schererville LLC

THIS INDENTURE WITNESSETH, That Helen J. Mulder, as Successor Trustee of the Edwin T. and Helen J. Mulder Living Trust dated October 28, 1992 (Grantor) CONVEY(S) to Angela Torabi (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

For APN/Parcel ID(s): 45-07-19-126-025.000-027

LOT 31 IN LAWRENCE MONALDI'S SIXTH ADDITION TO MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 8212 Howard Ave, Munster, IN 46321

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 5th day of January, 2024.

Helen J. Mulder, as Successor Trustee of the Edwin T. and Helen J. Mulder Living Trust dated October 28, 1992

BY: Helen J. Mulder
Helen J. Mulder, Successor Trustee of the
Edwin T. and Helen J. Mulder Living Trust dated October 28, 1992

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Helen J. Mulder, as Successor Trustee of the Edwin T. and Helen J. Mulder Living Trust dated October 28, 1992, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 5th day of January, 2024

Signature: [Signature]
Printed: Emily Kurczynski
Resident of: Lake County
State of: INDIANA
My Commission expires: March 26, 2026



E.K.

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 8212 Howard Ave, Munster, IN 46321

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: Dena Phillips Farling.

