

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-002686

10:48 AM 2024 Jan 28

Parcel Number: 45-07-35-131-019.000-006

## QUITCLAIM AND TRANSFER ON DEATH DEED

*THIS INDENTURE WITNESSETH*, that **Dave Garza and Kathleen M. Garza**, Husband and Wife (“**Grantors**”), of Lake County, Indiana, QUITCLAIM to **Kathleen M. Garza** (“**Owner**”), TRANSFER ON DEATH (“**TOD**”) to Theresa N. Sciacotta (or her Successor) as **Trustee of the Kathleen M. Garza Testamentary Trust** created under Article VI of the Owner’s Last Will and Testament dated January 24, 2024 (“**Primary Beneficiary**”), for no monetary consideration, the following described real estate in Lake County, Indiana:

THE NORTH 32 1/2 FEET OF LOT 25 AND THE SOUTH 17 1/2 FEET OF LOT 26, IN BLOCK 7, INDUSTRIAL CENTER SUBDIVISION, IN THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 722 N. Indiana Street, Griffith, IN 46319

IN WITNESS WHEREOF, the Grantors and Owner have caused this Quitclaim and Transfer on Death Deed to be executed this 24<sup>th</sup> day of January, 2024.

  
DAVE GARZA

  
KATHLEEN M. GARZA

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 26 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 24<sup>th</sup> day of January, 2024, personally appeared **Dave Garza** and **Kathleen M. Garza**, Husband and Wife, as Grantors, and **Kathleen M. Garza**, as Owner, and acknowledged the execution and delivery of the above and foregoing Quitclaim and Transfer on Death Deed as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



  
LAURA L. RYBICKI, Notary Public

**THIS INSTRUMENT WAS PREPARED BY:**  
Laura L. Rybicki, Attorney No.: 21389-45  
LAURA L. RYBICKI, LLC  
9495 Keilman, Suite 2B, St. John, Indiana 46373  
Telephone: (219) 365-7766

**Grantee's Address  
and Mail Tax Bills To:**  
Kathleen M. Garza  
722 N. Indiana Street  
Griffith, IN 46319

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.

is/ Laura L. Rybicki