

3
NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2024-005099

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2:05 PM 2024 Feb 1

TRANSFER-ON-DEATH DEED
(Authorized under Ind. Code § 32-17-14-11)

THIS INDENTURE WITNESSETH THAT Janice H Bodak, a widowed and currently unmarried woman, with an address of 9279 Schillton Dr, Saint John, Indiana 46373 (the "Owner"), conveys and warrants unto

<u>Name</u>	<u>Address</u>
Gayle M Payonk	9220 Monix Saint John, Indiana 46373

(the "Designated Beneficiary"), effective on Owner's death, all of Owner's right, title, interest, and claim in or to the real property located in Lake County, Indiana, described as follows (the "Property"):

Lot 154 in Schillton Hills Unit 4: an addition to the Town of St. John, as per plat therefore, recorded in Plat Book 69 page 25 and amended in Book 72 page 18, in the Office of the Recorder of Lake County, Indiana. Common address 9279 Schillton Dr., St. John, IN

Tax Parcel Number: 45-11-30-454-007.000-035

Property Address: 9279 Schillton Dr., St. John

If the Designated Beneficiary predeceases the Owner, is treated under the inheritance laws of the State of Indiana as having predeceased the Owner, or is otherwise not legally in existence at the time of the Owner's death, the Designated Beneficiary's interest will pass to the lineal and adopted lineal descendants of the Designated Beneficiary, if any, *per stirpes*.



FILED

FEB 01 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
cc
LK

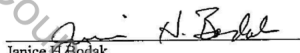
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If, on the Owner's death, there is no Designated Beneficiary named or identified by class in this Transfer-on-Death Deed who survives the Owner or is legally in existence, this Transfer-on-Death Deed will be null and void and will be treated as though it had never been made.

Owner fully warrants Owner and Owner's heirs and successors to warrant and forever defend all and singular the Property to beneficiary or beneficiaries described in this Transfer-on-Death Deed, except as to reservations and exceptions described herein.

This Transfer-on-Death Deed creates a "transfer on death transfer" pursuant to the Indiana Transfer on Death Property Act, as amended, to transfer owner interest in real property to one or more beneficiaries effective upon the death of the owner. Any Designated Beneficiary to whom the Property is to be transferred under this Transfer-on-Death Deed is intended to qualify as a "beneficiary" for purposes of the Indiana Transfer on Death Property Act.

Signed by the Owner, Janice H Bodak, on 151, 2023



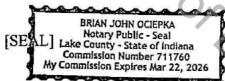
Janice H Bodak


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STATE OF Indiana
CITY/COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Janice H Bodak who, being first duly sworn, acknowledged the execution of the foregoing Transfer-on-Death Deed and stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 31 day of January, 2024





NOTARY PUBLIC
Notary Public, Printed: Brian Ociepka
County of Residence: Lake
My Commission Expires: 3-22-26

PREPARED BY:
Janice Helen Bodak
9279 Schillton Dr.
Saint John, Indiana 46373

RETURN RECORDED DEED AND TAX
STATEMENTS TO:
Janice Helen Bodak
9279 Schillton Dr.
Saint John, Indiana 46373

This instrument is prepared by Janice Helen Bodak, 9279 Schillton Dr., Saint John, Indiana 46373, who makes the following statement: I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.
Janice Helen Bodak