

3

NOT AN OFFICIAL DOCUMENT

SHIVA PIMENTE
RECORDER

2024-006218

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:54 AM 2024 Feb 13

Property of Lake County Recorder

TRANSFER ON DEATH DEED

This Indenture Witnesseth that I,
KAREN L BROWN a MARRIED resident of LAKE
County, Indiana, upon my death and for no consideration, do convey and warrant to the grantee
JENNIFER L BRODRICK a MARRIED resident of LAKE
County, Indiana, any and all interest that I own in the following described real estate located in
LAKE County, Indiana:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Parcel Number: 45-15-36-152-003.000-043
Common Address: 14419 RISKIN ROAD, CEDARLAKE, INDIANA 46303-9624

If JENNIFER L BRODRICK does not survive me, then his/her/their share of this
Transfer on Death transfer shall:

- (a) lapse.
- (b) be distributed to JENNIFER L BRODRICK's lineal descendants, per stirpes.
- (c) be distributed to _____.

FILED

FEB 13 2024



PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
cash
LK

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In Witness Whereof, this instrument is hereby executed

Karen L Brown
Owner Signature

2-13-24
Date

KAREN L BROWN
Printed Name

This instrument was prepared by:
(and shall be returned to)

JENNIFER BRODRICK
14419 RISKIN RD.
CEDARLAKE, IN 46303-9624

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.

Jennifer Brodrick
Preparer Signature

2/13/24
Date

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is
14419 RISKIN RD. CEDARLAKE, IN 46303-9624

The mailing address of the grantee is
14419 RISKIN RD. CEDARLAKE, IN 46303-9624

STATE OF INDIANA
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 13 day of February, 2024, personally appeared Karen L Brown Jennifer Brodrick and acknowledged their execution of the foregoing Transfer on Death Deed as their voluntary act and deed.

WITNESS MY HAND AND SEAL.



Julie Swiderski, Notary Public
Lake County, State of Indiana
Commission No: NP0722755
My Commission Expires 10/01/2027

My commission expires: 10/01/2027
Resident of Lake County, Indiana

Notary Public Julie Swiderski
Printed Name Julie Swiderski



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EXHIBIT A Legal Description

LOT 11,12 AND 13 IN HEATHER CREST ESTATES 2ND ADDITION TO THE TOWN OF CEDARLAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 155, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 14, 1977 IN PLAT BOOK 48, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. COMMONLY KNOWN AS: 14419 RISKIN RD. CEDARLAKE, INDIANA 46303-9624

NOW KNOWN AS LOT 1 IN EVERGREEN SUBDIVISION, AN ADDITION TO THE TOWN OF CEDARLAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 80 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
PIN# 45-15-36-152-003.000-043