

RETURN TO:  
Grantee's Address and  
Mail Tax Bills to:  
James D. and Lisa M. Simantirakis  
13450 James Dr.,  
St. John, IN 46373

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED  
**2024-006864**  
1:20 PM 2024 Feb 22

**TRANSFER ON DEATH DEED**

This Indenture Witness That JAMES D. SIMANTIRAKIS and LISA M. SIMANTIRAKIS, (GRANTORS), as Husband and Wife, **TRANSFER UPON THE SURVIVOR'S DEATH** to the Trustee, SIMANTIRAKIS TRUST DATED FEBRUARY 16, 2024, (GRANTEE), for no consideration, the following real estate in Lake County, Indiana:

LOT NUMBERED 49 IN SCHILLTON HILLS UNIT 11, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 90, PAGE 51 AND AMENDED BY CERTIFICATE OF CORRECTION DATED MARCH 14, 2003 AND RECORDED MARCH 14, 2003 AS DOCUMENT NO. 2003-027293 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 13450 James Dr., St. John, IN 46373  
Parcel Number: 45-11-30-401-010.000-035

Subject to: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, as well as all taxes and assessments payable in 2024 and taxes for all subsequent years.

**FILED**

FEB 22 2024

25.00  
Cash  
KK

# NOT AN OFFICIAL DOCUMENT

Dated February 16, 2024.

  
\_\_\_\_\_  
JAMES D. SIMANTIRAKIS

  
\_\_\_\_\_  
LISA M. SIMANTIRAKIS

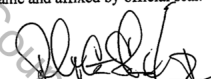
STATE OF INDIANA                    )  
  ) SS:  
COUNTY OF PORTER                )

On February 16, 2024, before me, a Notary Public in and for said County and State, personally appeared James D. Simantirakis and Lisa M. Simantirakis, who acknowledged the execution of the foregoing Transfer on Death Deed and stated that the representations in said conveyance are true.

IN WITNESS WHEREOF, I have subscribed my name and affixed by official seal.



[SEAL]

  
\_\_\_\_\_  
Robert G. Skadberg, Jr., Notary Public  
Indiana County of Residence: Porter  
My Commission Expires: May 3, 2027

This instrument was prepared by Robert G. Skadberg, Jr.,  
Carr-Skadberg, LLC, 57 Michigan Ave., #101, Valparaiso, Indiana 46383 (219) 230-3600.

I affirm, under penalties of perjury, I have taken reasonable care to redact each Social Security number in this document, unless required by law.