NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Feb 22 2024 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR 2024-505343 02/22/2024 10:05 AM TOTAL FEES: 25.00 BY: JAS PG #: 2 RECORDED AS PRESENTED STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

99 <i>3</i> 8 Seq	voia Ln monster, IN 46321	
Mail Tax Bills to: Grantee: 4721 E. 20th Ave., Lake Station, IN 46405		
STATE OF INDIANA)	IN THE LAKE SUPERIOR COURT	
COUNTY OF LAKE)	SITTING AT EAST CHICAGO, INDIANA	
IN THE MATTER OF) THE GUARDIANSHIP OF:)	CAUSE NO.: 45D02-2308-GU-219	
MICHAEL J. MCDONALD AKA) MICHAEL JOSEPH MCDONALD) An Incapacitated Adult.)		

GUARDIAN'S DEED

Francisca Mendoza of Eliel Guardianship Services, Inc., as Guardian of the Estate and Person of Michael J. McDonald aka Michael Joseph McDonald, a Protected Person, which matter is under the supervision of the Superior Court of Lake County, under cause number 45D02-2308-GU-219 in the office of the Clerk of the Superior Court of Lake County, Indiana, hereby conveys to Ellie DeAnda, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

LOT 31 IN MONZELLA HEIGHTS, UNIT NO. 2, CITY OF EAST GARY, AS SHOWN IN PLAT BOOK 41, PAGE 146, LAKE COUNTY, INDIANA.

Commonly Known As: 4721 E. 26th Ave., Lake Station, IN 46405 Parcel No: 45-09-16-428-003.000-021

Subject to the following:

- Real Estate taxes, for the year 2023, payable in 2024, and taxes for all subsequent years, not yet due and payable.
- Easements, covenants and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises.
- 3. Liens and encumbrances, if any, created by the acts of the herein grantees,

IN WITNESS WHEREOF, said Francisca Mendoza of Eliel Guardianship Services, Inc., as Guardian of the Estate and Person of Michael J. McDonald aka Michael Joseph McDonald, has hereunto set her hand and seal this _\alpha\ \text{docolocy}_2\(\text{docolocy}_2\)?

Francisca Mendoza

Francisca Mendoza

EXECUTED AND DELI	VERED IN MY PRESENCE:
APPACIANT TO COMPANY OF THE PACIFIC AND THE PA	Witness Signature
	Witness Printed

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)) SS: COUNTY OF LAKE

foregoing or attached Guardian's Deed as her voluntary act for the purposes stated therein.

Signed and sealed this Way of Lawy, 2024.

EMILY KURCZYNSKI Notary Public - Seal
Lake County - State of Indiana
Commission Number 711848
by Commission Expires Mar 26, 2026

s of parents.

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

This instrument prepared by: Lange Legal Group, P.C. Shauna M. Lange, Esq. 17 Main St., Hobart, IN 46342 (219) 947-1692