

# NOT AN OFFICIAL DOCUMENT

2024 506152  
02/28/2024 03:25 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## TRUSTEE'S DEED

File No.: FNW2400185-SMS

**THIS INDENTURE WITNESSETH**, That Robert Schmiedl, as Successor Trustee, under the provisions of a Trust Agreement dated the 27th day of January, 2007, known as the Patricia Schmiedl Living Trust Agreement dated January 27, 2007 (Grantor) **CONVEY(S)** to Patricia A. Torres (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

The North 47.10 feet of Lot (by parallel lines and as measured at right angles to the North line thereof) in Hunter's Run Phase One, a Planned Unit Development in the Town of St. John, as per plat thereof, recorded in Plat Book 72 page 11, in the Office of the Recorder of Lake County, Indiana.

**Property:** 9903 Pheasant Ln., Saint John, IN 46373-9258


**Tax ID No.:** 45-11-32-431-004.000-035

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of February, 2024.

Patricia Schmiedl Living Trust Agreement dated January 27, 2007

By:   
Robert Schmiedl, Successor Trustee

**FIDELITY NATIONAL TITLE**  
**FNW2400185**

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State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Robert Schmiedl, as Successor Trustee of the Patricia Schmiedl Living Trust Agreement dated January 27, 2007, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 23rd day of February, 2024

Signature: \_\_\_\_\_

Printed: Shannon Stierer

Resident of: Lake County

State of: INDIANA

My Commission expires: March 8, 2031



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 9903 Pheasant Ln.  
Saint John, IN 46373-9258

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: Shannon Stierer.

**Return To:** Patricia A. Torres  
9903 Pheasant Ln.  
Saint John, IN 46373-9258