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GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 2024-009393

10:03 AM 2024 Mar 22

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that FRANKLIN and MARGO Z. STEWART, husband and wife, (Grantors) of Lake County, in the State of Indiana, CONVEY AND QUIT CLAIM to MARGO Z. STEWART, not individually, but as Sole Trustee of the MARGO Z. STEWART LIVING TRUST, dated Quit as Sole Trustee of the MARGO Z. STEWART is the Sole Trustee and primary beneficiary and unto each and every successor trustee(s) under said trust agreement, of 4300 W. 20th Ave., Cary, IN 46404 (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

TARRYTOWN FIRST SUBDIVISION ALL L.35 BL.4

SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD. THE ADDRESS OF SUCH REAL ESTATE IS COMMONLY KNOWN AS 4236 W. 20th Ave., Gary, IN 46404

Parcel Number: 45-08-07-378-009.000-004 Commonly known as: 4236 W. 20th Ave., Gary, IN 46404

THE BENEFICIARY OF THE MARGO Z. STEWART LIVING TRUST DATED 100 A 1

Tax bills should be sent to Grantees at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Deed this

_ day of _____

GRANTOR:

MARGO Z STEWART

FRANKLIN STEWART

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

MAR 22 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR ex. 25.45

Chr.

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STATE OF	Indiana)
COUNTY OF	LAKE) SS:)

Before me, a Notary Public, in and for said County and State, personally appeared MARGO Z. STEWART, who acknowledged the execution of the foregoing Quit Claim Deed In Trust, and who, having been duly sworn, stated that any representations therein contained are true.

I affirm, under penalties for perjuly that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. - MICHAEL W. BRADY

THIS INSTRUMENT WAS PREPARED BY MICHAEL W. BRADY, ATTORNEY NO. 36562-45, M.W. BRADY LAW FIRM P.C., 8840 CALUMET AVENUE, SUITE 205, MUNSTER, IN 46321, AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION 12 Peconder OF THIS DOCUMENT.

PREPARED BY, RECORD AND RETURN TO:

Michael W. Brady M.W. BRADY LAW FIRM, P.C. 20950 S. Frankfort Square Road - Unit B. Frankfort, IL 60423 (708) 532-3655

GRANTEE'S ADDRESS AND SEND TAX BILLS TO:

MARGO Z. STEWART 4300 W. 20th Ave., Gary, IN 46404