

GRINA PIMENTEL  
RECORDER

2024-009715

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

9:19 AM 2024 Mar 28

Property Number:  
45-19-24-180-014.000-008

Mail Tax Statements to:  
Frank Kafantaris  
1840 W. 53<sup>rd</sup> Avenue  
Merrillville, IN 46410

**PERSONAL REPRESENTATIVE'S DEED**

**FRANK KAFANTARIS**, as Personal Representative of the Unsupervised Estate of Ruth H. Kafantaris, deceased, which estate is pending in the Superior Court of Lake County, Civil Division, Room Two, sitting at East Chicago, Indiana, under Cause No. 45D02-2402-EU-80, by virtue of the power and authority granted to personal representatives under the Indiana Code proceeding under Unsupervised Administration, hereby distributes to **FRANK KAFANTARIS** the following described real estate located in Lake County, in the State of Indiana:

LOT 29, IN CASTLEBROOK SUBDIVISION, UNIT 1, TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 128 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.


Commonly known as: 5725 Arthur Ave., Lowell, IN 46356

Parcel No.: 45-19-24-180-014.000-008

SUBJECT TO the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements, zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable 2024 and thereafter.

IN WITNESS WHEREOF, **FRANK KAFANTARIS**, as Personal Representative of the Unsupervised Estate of Ruth H. Kafantaris, deceased, by virtue of the power given a Personal Representative under Indiana Law, has executed this Personal Representative's Deed on the 26<sup>th</sup> day of March, 2024.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

  
\_\_\_\_\_  
Frank Kafantaris, as Personal Representative

MAR 28 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
cash  
OK

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned Notary Public in and for said County and State, personally appeared **FRANK KAFANTARIS**, as Personal Representative of the Unsupervised Estate of Ruth H. Kafantaris, deceased, and acknowledged the execution of the foregoing Personal Representative's Deed, and who, being first duly sworn upon his oath, stated that the facts alleged therein are true.

Witness my hand and Notarial Seal this 26<sup>th</sup> day of March, 2024.

My Commission Expires: 10/1/2025  
My County of Residence: Lake

*Leslie R. Lapointe*  
Notary Public



Mail Address of Grantee: Frank Kafantaris  
1840 W. 53<sup>rd</sup> Ave.  
Merrillville, IN 46410

After recording return to: Douglas K. Walker, J.D.; C.P.A.  
GLADISH LAW GROUP  
3235 45<sup>th</sup> Street  
Highland, IN 46322

The foregoing Personal Representative's Deed was prepared by: Douglas K. Walker, Attorney at Law, Indiana Bar No. 21418-45, Gladish Law Group, 3235 45<sup>th</sup> Street, Highland, IN 46322, Phone: (219)838-1900, Fax: (219) 838-1909, E-mail: [doug@davidgladish.com](mailto:doug@davidgladish.com)

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.

/s/ Douglas K. Walker  
Douglas K. Walker