

NOT AN OFFICIAL DOCUMENT

2024-509990
04/03/2024 09:55 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

**MAIL TAX BILLS TO
AND GRANTEE'S ADDRESS:**

Adrian M. Pedraza and Erica F. Vargas
1349 N. Dwiggin's St.
Griffith, Indiana 46319

TAX KEY NO: 45-07-26-255-013.000-006

REAL ESTATE ADDRESS:

1349 N. Dwiggin's St.
Griffith, Indiana 46319

TRUSTEE'S DEED

EMPT 23-96380W/2023
PROPER TITLE, LLC

This Indenture Witnesseth that Beth Holycross Crachiolo a/k/a Beth Ann Crachiolo, Trustee under the provisions of the Holycross Living Trust, dated January 10, 2019, does hereby grant, bargain, sell and convey to:

ANDRIAN M. PEDRAZA and ERICA F. VARGAS, husband and wife

of Lake County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, a certain parcel of real estate in Lake County, Indiana, to-wit:

Lot 42, The Park, Second Addition to the Town of Griffith, as shown in Plat Book 37, Page 6, in the Office of the Recorder of Lake County, Indiana.

This conveyance is subject to State, County and City taxes payable in 2024 and all prior and subsequent years; all special assessments levied prior to and subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restriction of record and questions of survey. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Trustee by the terms of the unrecorded Trust Agreement dated the 10th day of January, 2019, and known as the Holycross Living Trust, as well as the powers and authorities in the Deed or Deeds in Trust, under which title to the above-described real estate is held and that the Trustee has full power and authority to execute this document as of the date of execution/closing.

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IN WITNESS WHEREOF, Beth Holycross Crachiolo a/k/a Beth Ann Crachiolo, as Trustee, has executed this Deed this 29th day of March, 2024.

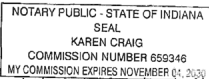
Beth Holycross Crachiolo
Beth Holycross Crachiolo a/k/a
Beth Ann Crachiolo, Trustee of the
Holycross Living Trust dated
January 10, 2019

STATE OF INDIANA)

COUNTY OF LAKE)

I am a Notary Public in and for said County and State, and do hereby certify that Beth Holycross Crachiolo a/k/a Beth Ann Crachiolo as Trustee, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial Seal on March 29, 2024.



[Signature]

Notary Public

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.

/s/ Morgan W. Gerolimos

Morgan W. Gerolimos

Prepared by: Morgan W. Gerolimos, O'Drobinak & Nowaczyk P.C.
333 E. Summit Street, Crown Point, IN 46307; 219-865-2285

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Exhibit A

LOT 42, THE PARK, SECOND ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 37,
PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder