

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
RECORDED AS PRESENTED

BY: JAS
PG #: 2

Apr 02 2024 LM

STATE OF INDIANA

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

COUNTY OF LAKE

SEND TAX BILLS TO:
GRANTEES' ADDRESS:
David M Gallagher
Ann M Gallagher
8643 Kelly Drive
Saint John, IN 46373

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that Ronald G. Zigterman and Christine Zigterman, as Co-Trustees under the provisions of the RCZ Revocable Trust dated February 24, 2014 and Ronald G. Zigterman and Christine Zigterman, individually, hereby releasing their life estate interest, convey & warrant to GRANTEE, David M Gallagher and Ann M Gallagher Co-Trustees of the Gallagher Living Trust, for & in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to-wit:

PART OF TRACT 3 IN VENTURA TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT, IN THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73 PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT 3, THAT IS SOUTH 20 DEGREES 26 MINUTES 26 SECONDS EAST, 196.62 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 3; THENCE SOUTH 20 DEGREES 26 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 9.59 FEET; THENCE SOUTH 59 DEGREES 12 MINUTES 36 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 28.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THEN SOUTH 43 DEGREES 33 MINUTES 31 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 3, A DISTANCE OF 191.36 FEET TO THE WESTERLY LINE OF SAID TRACT 3; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 220.00 FEET, AND A CHORD THAT BEARS NORTH 32 DEGREES 02 MINUTES 40 SECONDS WEST, 109.40 FEET, AN ARC DISTANCE OF 110.56 FEET; THENCE NORTH 66 DEGREES 53 MINUTES 41 SECONDS EAST A DISTANCE OF 176.60 FEET TO THE POINT OF BEGINNING, REFERRED TO AS PARCEL "D".

PARCEL NO.: 45-11-29-229-033.000-035
Commonly Known As: 8643 Kelly Drive, Saint John, IN 46373

Subject to all covenants, conditions, restrictions, easements, right-of-way of record, all taxes, liens, assessments, and other matters of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly authorized and have been fully empowered by the trust document to execute and deliver this deed; that said trust is still in force and effect.

No legal opinion given to grantors or grantees regarding deed or legal description or form of holding ownership. All information used in preparation of document was supplied by title company.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Haridimos Kouklakis.

1 of 1
24BAR59872

NOT AN OFFICIAL DOCUMENT

Ronald G. Zigterman, both as Co-Trustee under the provisions of the RCZ Revocable Trust dated February 24, 2014 and individually, hereby releasing their life estate interest,

Ronald G. Zigterman
GRANTOR

3-27-2024
DATE

Christine Zigterman, both as Co-Trustee under the provisions of the RCZ Revocable Trust dated February 24, 2014 and individually, hereby releasing their life estate interest,

Christine Zigterman
GRANTOR

3/27/2024
DATE

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public, personally appeared Ronald G. Zigterman and Christine Zigterman, as Co-Trustees under the provisions of the RCZ Revocable Trust dated February 24, 2014 and Ronald G. Zigterman and Christine Zigterman, individually, hereby releasing their life estate interest who swore to the truth of the representations contained herein and acknowledged the execution of the above to be his/her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 27 day of March, 2024.



Prepared By:
HARIDIMOS KOUKLAKIS
KOUKLAKIS LAW LLC
15000 S CICERO AVE
SUITE 200
OAK FOREST, IL 60452

Madilyn K. Maher

Madilyn K. Maher, Notary Public
My Commission Expires: 04/25/2030
My County of Residence: Lake
My Commission No.: NP0740759