

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-513422
04/30/2024 12:28 PM
TOTAL FEES: 25.00
BY: KD
PG #: 5
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TAX ID NUMBER(S)
State ID Number Only 45-07-12-427-031.000-004

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH THAT

David A. Cox, Personal Representative of the Estate of Geraldine Fields-Dillard, being Estate No.8001-02402-ES-000018

CONVEY(S) AND WARRANT(S) TO

1590 Porter St Land Trust, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25 day of April, 2024

Estate of Geraldine Fields-Dillard

David A. Cox P.R.
By: David A. Cox
Title: Personal Representative

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State of Indiana, County of Howard ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **David A. Cox, Personal Representative of Estate of Geraldine Fields-Dillard** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 25th day of April, 2024

March 17, 2025
My Commission Expires:

696931
Commission No.

Howard County, IN
Notary Public County and State of Residence

Wendi Hill
Signature of Notary Public

Wendi Hill
Printed Name of Notary



WENDI HILL
COMMISSION NUMBER 696931
MY COMMISSION EXPIRES
MARCH 17, 2025

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

1590 Porter Street
Gary, IN 46406

Grantee's Address and Mail Tax Statements To:

8410 Kennedy Avenue
Highland, IN 46322

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. Andrew R. Drake

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EXHIBIT A

The South 2 Feet to Lot 46, Block 2, Caldwell and Ryan's Addition to Tolleston, in the City of Gary, as per plat thereof recorded in Plat Book 7, Page 28, in the Office of the Recorder of Lake County, Indiana; and

All of Lots 47 and 48, in Block 2, Caldwell and Ryan's Addition to Tolleston, to the City of Gary, as per plat thereof, recorded in Plat Book 7, Page 28, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder

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80C01-2402-ES-000018

24-144/dtb

STATE OF INDIANA)
) SS:
COUNTY OF TIPTON)

IN THE TIPTON CIRCUIT COURT

IN RE THE ESTATE OF:
GERALDINE FIELDS-DILLARD

FILED
February 14, 2024
IN OPEN COURT
CLERK TIPTON C.C.

ORDER OPENING ESTATE

Gitsit Solutions, LLC files a Petition for Appointment of Personal Representative. David T. Baird files Appearance for the estate.

The Court finds that Geraldine Fields-Dillard died at the age of 84 years on December 27, 2022, a resident of Lake County. David T. Baird requests the appointment of David A. Cox as Personal Representative and requests that no bond be required.

IT IS THEREFORE ORDERED that that David A. Cox is appointed as Personal Representative of the Estate of Geraldine Fields-Dillard to serve with Court supervision upon filing an oath. No bond is required. The Personal Representative is authorized to immediately contract for the sale of the real estate commonly known as 1590 Porter Street, Gary, Indiana 46406, with any closing to be subject to further Court approval.

David A. Cox files oath.

The Clerk of the Court shall issue Letters of Administration for supervised administration to David A. Cox.

Ordered on 2/14/2024



JUDGE

David T. Baird
Bayliff, Harrigan, Cord, Maugans & Cox, P.C.
319 North Main Street
Post Office Box 2249
Kokomo, Indiana 46904-2249
Telephone: 765/459-3941

Attorneys for Estate

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.

Name Kim A. Dyer
Kim A. Dyer



LETTERS OF ADMINISTRATION

(SUPERVISED ADMINISTRATION)

STATE OF INDIANA)
) CAUSE NO.
COUNTY OF TIPTON)

I, Christy Crawford, Clerk of the Circuit Court of said County, in the State of Indiana, do hereby certify that Letters of Administration, of the Estate of Geraldine Fields-Dillard, deceased, late of Lake County, are granted to David A. Cox, and the said David A. Cox, having qualified as such Personal Representative, is duly authorized to take upon himself the administration of such estate, according to law. The Personal Representative is authorized to immediately contract for the sale of the real estate commonly known as 1590 Porter Street, Gary, Indiana 46406, with any closing to be subject to further Court approval.

14th Day of February, 2024

WITNESS my hand and the seal of said Court, this

Christy Crawford
Clerk of the Circuit Court of Tipton County.
By HH Deputy
INDIANA



THE STATE OF INDIANA, TIPTON COUNTY, SS:

I, Christy Crawford, Clerk of the Circuit Court, within and for said County of Tipton, in the State of Indiana, do hereby certify the foregoing to be a true and correct copy of the Letters of Administration of David A. Cox, Personal Representative, of the Estate of Gerladine Fields-Dillard, as the same appears of record, now on file in my office, and I further certify that said letters have not been revoked, but are still in full force.

14th Day of February, 2024

WITNESS my hand and the seal of said Court, this

Christy Crawford
Clerk of the Circuit Court of Tipton County.
By HH Deputy
INDIANA

