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NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-014000
3:11 PM 2024 May 21

MAIL TAX BILLS TO: Carl and Barbara Helmuth
7104 Beech Avenue
Hammond, Indiana 46324

TRANSFER ON DEATH DEED

This indenture witnesseth that CARL R. HELMUTH and BARBARA J. HELMUTH, husband and wife, ("Owners/Grantors") of Lake County in the State of Indiana hereby convey and warrant to CARL R. HELMUTH and BARBARA J. HELMUTH, Transfer on Death ("TOD") to CARL R. HELMUTH, JR., MARLEEN R. CHIARAVALLE, KAREN M. SIGGINS, BEVERLY A. SELEB, MARY K. HELMUTH, REBECCA A. VITALIE, JOHN J. HELMUTH, THOMAS M. HELMUTH, and MICHAEL J. HELMUTH ("Primary Beneficiaries"), for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

Lot 19 (except the South 30 feet thereof), Block 2, and the South 30 feet of that part of vacated 171st Street lying North of and adjacent to said Lot 19, F. C. McLaughlin's Addition to Hammond, as shown in Plat Book 18, page 27, in Lake County, Indiana.

Commonly known as: 7104 Beech Avenue, Hammond, Indiana 46324

PARCEL NO.: 45-07-07-476-020.000-023

Subject to:

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive the Grantors, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the surviving Primary Beneficiaries, or to his, her, or their LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 21st day of May 2024.

Carl R. Helmuth
CARL R. HELMUTH, GRANTOR

Barbara J. Helmuth
BARBARA J. HELMUTH, GRANTOR

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

FILED

MAY 21 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

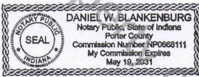


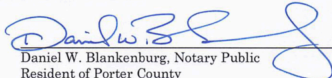
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared CARL R. HELMUTH and BARBARA J. HELMUTH and acknowledged the execution of said deed to be their voluntary act and deed for the uses and purposes expressed therein.

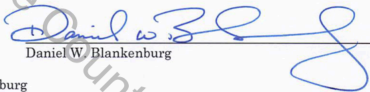
WITNESS MY HAND AND SEAL THIS 21ST DAY OF MAY 2024.




Daniel W. Blankenburg, Notary Public
Resident of Porter County

My Commission Expires: May 19, 2031
Commission No.: NP0668111

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.


Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana 46410

Porter County Recorder