

FILED

Jun 21 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH that Gerald Cox and Geraldine Cox, husband and wife of Lake County, Indiana, as a gift and for no consideration, conveys and warrants to Gerald Cox and Geraldine Cox, husband and wife, of Lake County, Indiana, TRANSFER ON DEATH to Cynthia Johnson, Gregory Cox and Karen O'Shea, each as to an undivided one third (1/3) interest as tenants in common, any interest Gerald Cox and Geraldine Cox own in the following described real estate located in Lake County, Indiana:

LOT THREE HUNDRED TEN (310), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF SOUTH TOWN ESTATES, SIXTH ADDITION TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 36, PAGE 49, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

Commonly known as: 3514 41st Place, Highland, IN 46322

Key No.: 45-07-27-327-014,000-026

If either Cynthia Johnson or Gregory Cox do not survive Gerald Cox and Geraldine Cox, then said beneficiary's interest shall be distributed to said beneficiary's lineal descendants, per stirpes. If Karen O'Shea does not survive Gerald Cox and Geraldine Cox, then her interest shall be distributed to James O'Shea.

In Witness Whereof, Gerald Cox and Geraldine Cox have executed this instrument this 20 day of JUNE, 2024.

Gerald Cox
Gerald Cox

Geraldine Cox
Geraldine Cox

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before the undersigned, a Notary Public, in and for said County and State this 20th day of June, 2024, personally appeared Gerald Cox and Geraldine Cox and acknowledged the execution of the above Transfer on Death Deed as his/her voluntary act and deed, for the uses and purposes therein stated.

In witness whereof, I have hereunto set my hand and seal the day and year above written.

My commission expires:

7-26-31

Tyler Spellings
Notary Public

Resident of Lake County

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. Robert F. Tweedle

Instrument was prepared by:
Robert F. Tweedle, Atty. # 20411-45
Law Offices of Robert F. Tweedle
2850 - 45th Street, Suite A
Highland, IN 46322
(219) 924-0770 | rtweedle@tweedlelaw.com

This instrument was prepared at the specific request of Owner or Representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The Parties accept this disclaimer by Owner's execution of this document.

Owners Address:

3514 41st Place, Highland, IN 46322

Beneficiary's Address:

Cynthia Johnson-4023 Lobo Ln., Naperville, IL 60564
Gregory Cox - 8919 Liabe Rd., Highland, IN 46322
Karen O'Shea

Return Deed and Mail Tax Bills To:

Grantee: Gerald Cox and Geraldine Cox
3514 41st Place
Highland, IN 46322

