

2024-521620  
07/26/2024 08:41 AM  
TOTAL FEES 25.00  
BY: MA  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 25 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Tax ID No. 45-09-31-236-013.000-018

## TRUSTEE'S DEED

### THIS INDENTURE WITNESSETH THAT

Gary S. Teachman and Patricia S. Teachman, as Trustees of the Teachman Family Revocable Trust U/A DTD Monday, May 02, 2022

AND

Gary S. Teachman and Patricia S. Teachman, as to their individual Life Estate Interests

### CONVEY(S) AND WARRANT(S) TO

Richard W. Zingale and Elizabeth C. Zingale, Husband and Wife, and Joyce A. Zingale, a single woman, 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:

LOT 15, 16 AND 17 BLOCK 5, BEVERLY SHORES, IN THE CITY OF HOBART, AS SHOWN IN PLAT BOOK 22, PAGE 43, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

And more commonly known as 50 West 2nd Street, Hobart, IN 46342.

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

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly authorized and has/have been fully empowered, by the trust document to execute and deliver this deed; that said Trust has not been amended and said Trust is still in force and effect.

Gary S. Teachman and Patricia S. Teachman are also executing this deed individually to extinguish their Life Estate Interest.

# NOT AN OFFICIAL DOCUMENT

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

Gary S. Teachman TR  
Gary S. Teachman, Trustees of the  
Teachman Family Revocable Trust

Patricia S. Teachman TR  
Patricia S. Teachman, Trustees of the  
Teachman Family Revocable Trust

Gary S. Teachman  
Gary S. Teachman, as to his Life Estate Interest

Patricia S. Teachman  
Patricia S. Teachman, as to her Life Estate Interest

State of IN, County of LAKE ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Gary S. Teachman and Patricia S. Teachman, as Trustees of the Teachman Family Revocable Trust U/A DTD Monday, May 02, 2022, and Gary S. Teachman and Patricia S. Teachman, individually as to their Life Estate Interest, 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 25 day of July, 2024

Oct 5 2030  
My Commission Expires:  
NP 0658912  
Commission No.

Natalie Pedroza  
Signature of Notary Public  
Natalie Pedroza  
Printed Name of Notary Public

LAKE IN  
Notary Public County and State of Residence



**This instrument was prepared by:**  
Casey S. Collins, Attorney-at-Law #36382-48  
Meridian Title Corporation  
202 S. Michigan Street, Ste. 701, South Bend, IN 46601

**Grantee's Address and Mail Tax Statements To:**  
50 W 2nd St  
Mishawaka, IN 46342

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. Casey S. Collins