

NOT AN OFFICIAL DOCUMENT

2024-527790

07/24/2024 0:38 AM

TOTAL FEE: 15.00

BY: MA

PG #: 3

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 24 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel No. 45-07-20-128-013.000-027

TRUSTEE'S SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Janell M. Anderson, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR. (Grantor) of Douglas County, in the State of NEBRASKA, CONVEYS AND SPECIALLY WARRANTS to

Adam S. Noteboom and Emily Noteboom, Husband + Wife
(Grantee) of Cook County, in the State of ILLINOIS, for the sum of Ten Dollars (\$10.00) and other valuable consideration not herein expressed, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

LOT 31 AND THE EAST 1/2 OF LOT 32 IN BLOCK 5, IN WICKER PARK IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Subject to the lien for real property taxes due and payable and thereafter.

Subject to any and all covenants, easements, agreements, restrictions, and mineral exceptions if any of record and legal highways and rights-of-way. The address of such real estate is commonly known as 1827 Crestwood Avenue, Munster, IN 46321.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor certifies Grantors are duly authorized and empowered as Trustees of the Trust pursuant to the terms of the Trust Agreement, as amended, to execute and deliver this Trustee's Deed; that such authority has not subsequently been diminished or revoked; that Grantor is fully competent and has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been authorized, taken and done.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

COMMUNITY TITLE COMPANY

FILE NO

2427452

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In Witness Whereof, Grantor has caused the execution of this Trustee's Deed by its duly authorized Trustee this 4 day of June, 2024.

Janell M. Anderson, Trustee
Janell M. Anderson, Trustee

STATE OF Nebraska

COUNTY OF Douglas

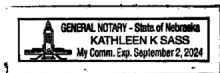
Before me, the undersigned, a Notary Public, in and for said County and State, this 4th day of June, 2024, personally appeared the within named Janell M. Anderson, Trustee Grantor of the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 9-2-24

Kathleen K. Sass
Notary Public
Commission No. _____

(Seal)



Property of Lake County Recorder

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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.

Beth E. Beech, Attorney
(declarant's name typed)

Grantee's street or rural route address: 1827 Crestwood Ave, Munster IN 46321

Return deed to: Grantee

Send tax statements to: Grantee 1827 Crestwood Ave, Munster IN 46321

This Instrument Prepared By: Beth E. Beech, Attorney (IN 24088-76)
Beech Law, PC
P.O. Box 344
Angola, IN 46703

Property of Lake County Recorder