

2024-525-88
08/01/2024 01:33 PM
TOTAL FEES: \$5.00
BY: MA
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Aug 01 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

PARCEL NUMBER: 45-11-28-127-006.000-035

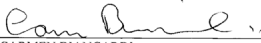
This Indenture Witnesseth that **CARMEN BIANCARDI (Grantor)**, as a gift and for no consideration, conveys and warrants to **CARMEN BIANCARDI (Grantee)**, Transfer on Death to **JEFFREY A. BIANCARDI (Primary Beneficiary)**, any interest **CARMEN BIANCARDI** owns in the following described real estate in Lake County, Indiana:

LOT 30 IN FAIRWAY ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known As: 8601 Muirfield Lane, St. John, Indiana 46373

If the Primary Beneficiary does not survive Grantor, 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 as defined by the Transfer on Death Property Act for Indiana.

In Witness Whereof, **CARMEN BIANCARDI** executed this instrument this 1st day of August 2024.

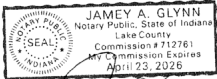

CARMEN BIANCARDI

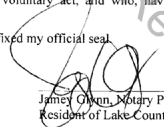
ACKNOWLEDGMENT

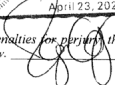
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on this 1st day of August 2024, personally appeared **Carmen Biancardi**, who acknowledged and executed the foregoing deed as his voluntary act, and who, having been duly sworn, stated that any representations therein are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.




Jamey Glynn, Notary Public
Resident of Lake County, Indiana

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.  Jamey Glynn, Attorney at Law

No Sales Disclosure Needed
Aug 01 2024
By: JD
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

SEND TAX BILLS TO: Grantee

GRANTEE MAILING ADDRESS: Carmen Biancardi, 8601 Muirfield Lane, St. John, Indiana 46373

THIS INSTRUMENT PREPARED BY: **Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112**, at the specific request of the owner or the owner's 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 the owner's execution of this document.

Property of Lake County Recorder