

NOT AN OFFICIAL DOCUMENT

2024-521335
08/15/2024 12:38 PM
TOTAL FEES: 25.00
BY: JAS
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

Aug 16 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That:

Ruth Joyce Kooi and Beth Lynn Lehmann, as Co-Trustees of the Ruth Joyce Kooi Family Trust dated February 15, 2021

(Grantor), of Lake County, in the State of Indiana, CONVEYS to

Pierre Calleros and Sandra Calleros, husband and wife

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 1210 Thistle Drive, Griffith, IN 46319
Parcel No(s): 45-11-11-278-018.000-033

PROPER TITLE, LLC

JAN 24 - 989/5W
2AB

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this Deed this 22nd day of July, 2024.

Ruth Joyce Kooi and Beth Lynn Lehmann, as Co-Trustees of the Ruth Joyce Kooi Family Trust dated February 15, 2021

BY: Ruth Joyce Kooi Trustee by Beth Lynn Lehmann, her Attorney-in-Fact

Ruth Joyce Kooi
Trustee by Beth Lynn Lehmann, her Attorney-in-Fact

BY: Beth Lynn Lehmann Trustee
Beth Lynn Lehmann
Trustee

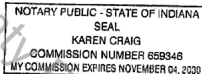
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 22 day of July, 2024, personally appeared Beth Lynn Lehmann as Trustee and Attorney-in-Fact for Ruth Joyce Kooi, Trustee and acknowledged the execution of the foregoing deed.

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

Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherville, IN 46375
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Pierre Galleros and Sandy Galleros

Grantee Address ^{mp}

1210 Thistle Drive
Griffith, IN 46319

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EXHIBIT A

Legal Description

PART OF LOT 54 IN TRAIL CREEK UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100 PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST POINT OF SAID LOT 54, THENCE SOUTH 28 DEGREES 53 MINUTES, 54 EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 54, 43.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 53 MINUTES 54 SECONDS EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, 41.19 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 54, THENCE SOUTH 61 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 54, 148.33 FEET TO THE SOUTHERLY MOST PIT OF SAID LOT 54 AND THE WESTERLY LINE OF SAID LOT 54; THENCE NORTH 15 DEGREES 06 MINUTES 17 SECONDS WEST ALONG SAID WESTERLY LINE, 42.45 FEET; NORTH 61 DEGREES 08 MINUTES 06 SECONDS EAST, 138.21 FEET, TO THE POINT OF BEGINNING.

Commonly known as: 1210 Thistle Drive, Griffith, IN 46319

Parcel No(s): 45-11-11-278-018.000-033

Recorder of Lake County Recorder