

SEP 25 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-028876

3:58 PM 2024 Sep 25

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MAIL TAX BILLS TO: Duk Hee Hillier
10368 Player Street
Crown Point, Indiana 46307

TRANSFER ON DEATH DEED

This indenture witnesseth that DUKHEE HILLIER ("Owner/Grantor") of Lake County in the State of Indiana hereby conveys and warrants to DUKHEE HILLIER, Transfer on Death ("TOD") two-thirds (2/3rds) to SHANE H. HILLIER and one-third (1/3rd) to SUSAN WISNESKI, ("Primary Beneficiaries"), as tenants in common, and not as joints tenants with rights of survivorship, for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

LOT 107, EXCEPT THE NORTH 39.16 FEET, DOUBLETREE LAKE ESTATES WEST, PHASE TWO, IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93 PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 10368 Player Street, Crown Point, Indiana 46307.

PARCEL NO.: 45-17-05-277-006.000-047

Subject to:

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive the 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 ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the surviving Primary Beneficiary, or to his or her LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 25th day of September 2024.

Dukhee Hillier

DUKHEE HILLIER, GRANTOR

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

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NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared DUKHEE HILLIER and acknowledged the execution of said deed to be his or her voluntary act and deed for the uses and purposes expressed therein.

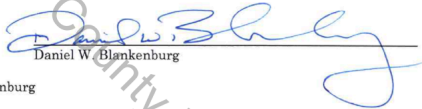
WITNESS MY HAND AND SEAL THIS 25TH DAY OF SEPTEMBER 2024.




Daniel W. Blankenburg, Notary Public
Resident of Porter County

My Commission Expires: May 19, 2031
Commission No.: NP0668111

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.


Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana 46410

Porter County Recorder