

# NOT AN OFFICIAL DOCUMENT

2024-12501  
09/27/2024 11:18 AM  
TOTAL FEES: 25.00  
BY: MA  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## FILED

Sep 25 2024 EP  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### SEND RECORDED DOCUMENT TO:

Attorney Lisa A. Kmak  
1022 - 119<sup>th</sup> Street  
Whiting, IN 46394

## TRANSFER ON DEATH DEED

**Jeffrey Kolwicz**, ("Owner") of Lake County, State of Indiana, as a gift and for no monetary consideration, **Transfers and Quit-Claims upon Owner's Death to Valerie Zale** of Whiting, Lake County, Indiana ("Primary Beneficiary"), the following described real estate in Lake County, Indiana:

Lot 3, Caroline Avenue Addition, in the City of Hammond, as shown in Plat Book 17, Page 33 In lake County, Indiana.

**Parcel Number:** 45-02-12-228-008.000-023  
**Commonly known as:** 611 118<sup>th</sup> Street, Whiting, IN 46394

Subject to all easements, liens, covenants and restrictions of record.

If the Primary Beneficiary does not survive the Owner, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall pass in equal shares, per stirpes, to my step children Aimee L. Schallenkamp of Hobart, Lake County, Indiana and Kevin Boesch of Hobart, Lake County, Indiana ("Contingent Beneficiaries").


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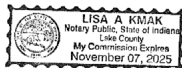
Dated this 23 day of September, 2024.

  
Jeffrey Kolwicz

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF LAKE            )

Before me, a Notary Public, in and for said County and State, this 23 day of September, 2024, personally appeared Jeffrey Kolwicz, and who acknowledged the execution of the forgoing Transfer on Death Deed as his free and voluntary act for the purpose of conveying real property. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
Lisa A. Kmak, Notary Public, Lake County  
My Commission # 705935 Expires: 11/07/2025



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. - Lisa A. Kmak

*This instrument prepared by Lisa Kmak, LLC, 1022 - 119<sup>th</sup> Street, Whiting, IN 46394, (219) 659-1355, at the specific bequest of the Owners based solely on information supplied by one or more of the parties to this conveyance, and without examination of file or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Owner's execution of this instrument.*