

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-030192

2:33 PM 2024 Oct 17

2  
  
Mail Tax Bills To:  
Yolanda J. Stoffregen  
1137 N. St. Joseph Street  
Gary, IN 46403

Return To:

James W. Martin  
8585 Broadway, Suite 660  
Merrillville, IN 46410

## TRANSFER ON DEATH DEED

This Indenture Witnesseth that **Yolanda J. Stoffregen**, of Lake County, Indiana, as a gift and for no consideration, conveys and warrants to **Yolanda J. Stoffregen**, 1137 N. St. Joseph Street, Gary, IN 46403, Lake County, Indiana, **Transfer on Death to Jonathan P. Stoffregen, an undivided seventy percent (70%) interest as tenant in common, and to Joshua N. Stoffregen, an undivided thirty percent (30%) interest as tenant in common**, any interest she owns in the following described real estate in Lake County, Indiana:

Lot 28 except the North 6 inches, Block 6, Lakeside Addition, in the City of Gary, as shown in Plat Book 14, page 25, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-05-33-105-014.000-004

Common Address: 1137 N. St. Joseph Street, Gary, IN 46403

If **Jonathan P. Stoffregen** does not survive **Yolanda J. Stoffregen**, then his share of this Transfer on Death transfer shall be distributed to **Joshua N. Stoffregen**. If **Joshua N. Stoffregen** does not survive **Yolanda J. Stoffregen**, then his share of this Transfer on Death transfer shall be distributed to his lineal descendants, per stirpes.

**NOTE:** Effective January 1, 2025, the following WARNING applies:

**WARNING:** After the death of the owner, the owner's insurance policy is required by IC 27-1-13-18 to cover the real property transferred for a period of time as set forth in IC 27-1-13-18(e) and IC 27-1-13-18(f). Once the period of time as set forth in IC 27-1-13-18(e) and IC 27-1-13-18(f) expires, the insurance policy may no longer cover the real property and the beneficiary of a transfer on death deed and the real property may become uninsured.



FILED

OCT 17 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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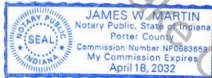
In Witness Whereof, **Yolanda J. Stoffregen** has executed this instrument this 8 day of October, 2024.

Yolanda J. Stoffregen  
**Yolanda J. Stoffregen**

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of October, 2024, personally appeared **Yolanda J. Stoffregen**, and acknowledged her execution of the foregoing Transfer on Death Deed as her voluntary act and deed.

Notarial Seal:



James W. Martin  
**James W. Martin**, Notary Public  
Resident of Porter 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.

James W. Martin

This Instrument Prepared By: James W. Martin, Attorney at Law, 8585 Broadway, Suite 660, Merrillville, Indiana 46410, (219) 769-3760, 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.