

2024-03-29
10/17/2024 12:17 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 16 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR


Parcel Number:
45-16-02-155-001.000-042

Tax Mailing Address:
1791 E 104TH AVE
CROWN POINT IN 46307

RECORDED AS PRESENTED

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Patricia Hayes, as Trustee of the Patricia Hayes Revocable Trust Agreement dated January 13, 2011, Grantor, of Lake County, in the State of Indiana, does hereby grant, bargain, sell and convey to

Norman R. Mills, unmarried man 

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

The West 1/2 of Lot 175 in Waterside Crossing Phase-1, as per plat thereof, recorded in Plat Book 94, page 10, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Lot 175; said point also being a point on a curve concave Northerly having a radius of 230.00 feet; thence Easterly along the Northerly line of said Lot 175 on said curve an arc length of 39.90 feet (chord bearing South 75 degrees 11 minutes 41 seconds East, chord length 39.85 feet, delta angle 9 degrees 56 minutes 25 seconds); thence South 00 degrees 22 minutes 20 seconds West 144.15 feet to the South line of said Lot 175; thence South 88 degrees 59 minutes 45 seconds West 116.68 feet to the Southwest corner of said Lot 175, said point being on a curve concave Easterly having a radius of 598.10 feet; thence Northerly and Easterly along the Westerly line of said Lot 175 on said curve an arc length of 175.86 feet (chord bearing North 26 degrees 49 minutes 22 seconds East, a chord length 175.22 feet, delta angle 16 degrees 50 minutes 47 seconds) to the point of beginning.

Commonly known as: 1791 104th Avenue
Crown Point, IN 46307

This Trustee's Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustee by the terms of said Trust, and **SUBJECT TO** the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate, roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

(Trustee's Deed – GITC File No. IN018238 - Page 1 of 3)

IN018238

Greater Indiana Title Company

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Patricia Hayes, as Trustee of the Patricia Hayes Revocable Trust Agreement dated January 13, 2011, has executed this Trustee's Deed on this

16 day of September, 2024.

Patricia Hayes, Trustee

Patricia Hayes, as Trustee of the Patricia Hayes Revocable Trust Agreement dated January 13, 2011

State of Indiana

) SS:

County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Patricia Hayes, as Trustee of the Patricia Hayes Revocable Trust Agreement dated January 13, 2011, and acknowledged the execution of the foregoing Trustee's Deed as her free and voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 16 day of September, 2024.



Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantee:

Norman R. Mills
1791 E 104TH AVE
CROWN POINT IN 46307

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN018238.

(Trustee's Deed – GITC File No. IN018238 - Page 3 of 3)

Property of Lake County Recorder