

NOT AN OFFICIAL DOCUMENT

2024-536030
10/23/2023 10:06 AM
TOTAL FEE: 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

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

JAN 24 - 10/11/2024
PROPER TITLE, LLC

THIS INDENTURE WITNESSETH, That:

Beatrice S. Coy or her successor as trustees of the **Beatrice S. Coy Trust**, dated January 06, 2017

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

Scott A. Gramenz, Unmarried

(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: 8220 Schreiber Drive, Munster, IN 46321-1828
Parcel No(s): 45-07-19-202-031.000-027

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 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.*

The address of the real estate described herein is: 8220 Schreiber Drive, Munster, IN 46321-1828

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this Deed this 18th day of October, 2024.

Beatrice S. Coy or her successor as trustees of the Beatrice S. Coy Trust, dated January 06, 2017

By: Beatrice S. Coy
Beatrice S. Coy
Trustee

STATE OF INDIANA

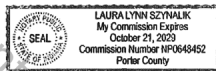
COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 18th day of October, 2024, personally appeared

Beatrice S. Coy, Trustee of The Beatrice S. Coy Trust, dated January 06, 2017 and acknowledged the execution of the foregoing instrument.

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

[Signature]
Notary Public, Resident of Porter County
Printed Name: Laura Lynn Szynalik
My Commission Expires: 10-21-2029



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherville, IN 46375
Phone: (219) 743-7506

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: Scott A. Gramenz
8220 Schreiber Drive
Munster, IN 46321-1828
Grantee Address mp

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EXHIBIT A
Legal Description

LOT 38, LAMBERT SCHOON'S 1ST, ADDITION TO MUNSTER, IN THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 29, PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 8220 Schreiber Drive, Munster, IN 46321-1828
Parcel No(s): 45-07-19-202-031.000-027

Property of Lake County Recorder