

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that Marija Tanjic, (Grantor), of Lake County in the State of Indiana, **RELEASES AND QUITCLAIMS** to Marija Tanjic, (Grantee), of Lake County in the State of Indiana, **TRANSFER ON DEATH** for no consideration to her children: Michael Tanjic of Lake County in the State of Indiana, and Christine Tanjic of Lake County in the State of Indiana, as joint tenants with rights of survivorship and not as lineal descendants per stirpes, the following described real estate in Lake County in the State of Indiana, to-wit:

PART OF LOT 7 IN MEYER'S ADDITION, A PLANNED UNIT DEVELOPMENT OF ST. JOHN, INDIANA AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 86, PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 01 DEGREES 02 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 111.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 02 MINUTES 46 SECONDS EAST, ALONG SAID EAST LINE, 82.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, THENCE (WEST) ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 77.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 33 DEGREES 22 MINUTES 03 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 176.20 FEET TO A POINT ON THE CURVED EASTERLY RIGHT OF WAY LINE OF MEADOW COURT; THENCE SOUTHEASTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 60.0 FEET, AN ARC DISTANCE OF 29.29 FEET; THENCE NORTH 61 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 178.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 15,526 SQUARE FEET, MORE OR LESS.

Parcel No.: 45-11-21-301-016.000-035.

NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

Subject to any, and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 8211 Meadow Ct. St. John, Indiana 46373.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

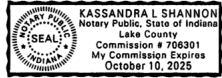
Handwritten initials: 25 CC CC

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the Grantor has executed this deed, this 22 day of OCTOBER 2024.

Marija Tanjic
Marija Tanjic

STATE OF INDIANA)
)SS:
COUNTY OF Lake)



Before me, a Notary Public in and for said County and State, personally appeared Marija Tanjic, who acknowledged the execution of the foregoing Transfer on Death-Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of October, 2024.

My Commission Expires:

10-10-2025

Kassandra L Shannon
Notary Public
Printed: Kassandra L Shannon
Resident of Lake County, IN

This instrument was prepared by Jodi Griffin, [I.D. #21651-29.], UAW-FCA-Ford-General Motors Legal Services Plan, 1200 S. Tillotson Overpass, Ste. 1, Muncie, Indiana 47304; Telephone: (765) 288-8980.

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.

/Jodi Griffin/
Jodi Griffin
Attorney at Law

Return to Grantee(s) Address: 8211 Meadow Ct. St. John, Indiana 46373.