## NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL RECORDER

2024-030760

STATE OF INDIANA
LAKE COUNTY

Parcel No.:

10:22 AM 2024 Oct 4

STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

9:42 AM 2024 Oct 28

RECORDED AS PRESENTED

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45-07-17-104-034-000-023

2024 OC

MAIL TAX BILLS TO: 1643 175<sup>th</sup> Street Hammond IN 46324

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that the Grantor, JBT Investments, LLC, as Trustee of the 1643 LAND TRUST under the terms and provisions of a certain Trust Agreement and any successors as Trustee appointed under the Trust Agreement, Dated July 6, 2011, by Timothy J. Kistner, shareholder and President of JBT Investments, LLC and Teresa Kistner, shareholder and Secretary of JBT Investments, LLC, of Lake County, Indiana, for and consideration of the sun of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants an undivided interest to Timothy J. Kistner and Teresa Kistner, husband and wife, the following described real estate in Lake County, Indiana, to-wit:

LOT FIFTEEN (15), EXCEPT THE WEST 10.07 FEET THEREOF, AND THE WEST 8.07 FEET OF LOT SIXTEEN (16), IN BLOCK THREE (3), IN BRIARGATE FIRST ADDITION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 102, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1643 175th Street, Hammond, IN 46324

This deed is executed pursuant to, and in exercise of, the power of authority granted to and vested in said Trustee by the terms of said deed in Trust delivered to said Trustee pursuant to the Trust agreement above mentioned, and subject to all restrictions of record. This conveyance by the Trustee is a warranty only as against the Trustee's acts as Trustee and the acts of those acting under it and through it as Trustee. Any recourse under this deed shall be against the trust estate, only and not against the Trustee individually.

IN WITNESS WHEREOF, that said JBT Investments, LLC, as Trustee of the 1643 LAND TRUST under the terms and provisions of a certain Trust Agreement and any successors as Trustee appointed under the Trust Agreement, Dated July 6, 2011, has caused this deed to be signed this 20th day of September 2024.

IN WITNESS WHEREOF, the Party hereto has set her hand and seal on the 20th day of September 2024.

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

OCT 28 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

OCT 0 4 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR



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Twoth Kith President JBT Investing LLC.
JBT Investments, LLC, Trustee of the 1643 Land Trust * (4.7)
by Timothy J. Kistner, President of JBT Investments, LLC
Elasa bother Secretary of SBT Investments LC
JBT Investments, LLC, Trustee of the 1843 Land Trust
by Teresa Kistner, Secretary of JBT Investments, LLC
Tintl Thatas Industral
Timothy J. Kistner, Individually
Join Withers Industridually
Teresa Kistner, Individually
= D=V 3 / D DD
Timothy J. Kistner, as shareholder and President of JBT Investments, LLC
Sulsa Kytrun as Dhawholder Dud Scrotary 7 J. BT Investment, U.C.
Teresa Kistner, as shareholder and Secretary of JBT Investment, LEC
STATE OF INDIANA )
) SS: COUNTY OF LAKE )
I, a Notary Public in and for said County and State, do hereby certify that Timothy J. Kistner,
President of JBT Investments, LLC, and Teresa Kistner, Secretary of JBT Investments, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before
me this day in person and acknowledged that <b>they</b> signed this instrument as <b>their</b> free and voluntary act, for the
uses and purposes therein set forth, including the transfer of title, as therein set forth.
Given under my hand and official seal this 20th day of September 2024.
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Notary Public NPO7506946
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document,"  Prepared By:
This document was prepared by: Attorney Paul A. Rossi, ID#20346-98, 1601 Northview Drive Lowell, Indiana 46356, (219) 690-1200
ANGELA SNYDER My Comission Expres 5: SEAL :  My Comission (201
Commission V. Co