

# NOT AN OFFICIAL DOCUMENT

2024 SA 450  
11/23/24 4:02:43 PM  
TOTAL FEE: \$25.00

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 25 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## TRUSTEE'S DEED

File No.: FNW2403063-DS

THIS INDENTURE WITNESSETH, That Brian Titak Testamentary Special Needs Trust f/b/o Patricia E. Titak as created under the Last Will and Testament of Brian Titak dated July 30, 2021 as to an undivided 1/2 interest and Patricia E. Titak Living Trust dated July 30, 2021 as to an undivided 1/2 interest (Grantor) CONVEY(S) to Albert A. Jones (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 8811 Schneider Ave #17, Highland, IN 46322

Tax ID No.: 45-07-21-354-017.000-026

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 22nd day of November 2024.

Brian Titak Testamentary Special Needs Trust f/b/o Patricia E. Titak as created under the Last Will and Testament of Brian Titak dated July 30, 2021

BY: Patricia E. Titak, Trustee  
Patricia E. Titak  
Trustee

BY: Kimberly A. Telfer, Trustee  
Kimberly A. Telfer  
Trustee

Patricia E. Titak Living Trust dated July 30, 2021

BY: Patricia E. Titak, Trustee  
Patricia E. Titak  
Trustee

Fidelity - Highland

FIDELITY NATIONAL TITLE  
FNW2403063

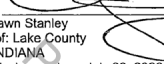
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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Patricia E. Titak and Kimberly A. Telfer, Trustees, or their successors in trust, under the Brian Titak Testamentary Special Needs Trust f/b/o Patricia E. Titak as created under the Last Will and Testament of Brian Titak dated July 30, 2021, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of November 2024

Signature:   
Printed: Dawn Stanley  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 29, 2026

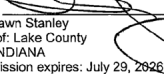


STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Patricia E. Titak, Trustee, or their successor in trust, under the Patricia E. Titak Living Trust dated July 30, 2021, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of November 2024

Signature:   
Printed: Dawn Stanley  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 29, 2026



Prepared By: Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: ~~3811 Schneider Ave #17~~  
Highland, IN 46322

201 W 404 Pl  
Crown Point, IN 46319

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: Dawn Stanley.

Return To: Albert A. Jones  
~~3811 Schneider Ave #17~~  
Highland, IN 46322

201 W. 404 Pl. a & j  
Crown Point, IN 46319

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-07-21-354-017.000-026**

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APARTMENT NO. 17 OF RIDGEWOOD CONDOMINIUMS "I" HORIZONTAL PROPERTY REGIME AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 690041 AND AS BUILT FLOOR PLANS RECORDED AS PLAT BOOK 55, PAGE 6 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder