



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01989	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	ANTHONY J MONFORTE		
PROPERTY ADDRESS:	7341 W 92ND STREET, ZIONSVILLE, IN 46077		
CITY, STATE AND COUNTY:	ZIONSVILLE, INDIANA (IN), MARION		

SEARCH INFORMATION

SEARCH DATE:	04/22/2025	EFFECTIVE DATE:	02/19/2025
NAME(S) SEARCHED:	ANTHONY J MONFORTE		
ADDRESS/PARCEL SEARCHED:	7341 W 92ND STREET, ZIONSVILLE, IN 46077/ 49-04-15-105-050.000-600		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

A. JOSEPH MONFORT, AN ADULT	
COMMENTS:	

VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	GARY W. SISSOM, AS TRUSTEE OF GARY W. SISSOM DECLARATION OF REVOCABLE TRUST DATED FEBRUARY 12, 2008
DATED DATE:	04/18/2014	GRANTEE:	A. JOSEPH MONFORT, AN ADULT
BOOK/PAGE:	N/A	RECORDED DATE:	04/22/2014
INSTRUMENT NO:	A201400033411		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	
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ADDITIONAL NOTES

TRANSFER ON DEATH DEED RECORDED ON 03/28/2018 IN INSTRUMENT NO. A201800029233.

TRUSTEE'S DEED RECORDED ON 05/31/2013 AS INSTRUMENT NO. A201300063681.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MARION COUNTY, INDIANA:

THE SOUTH HALF OF LOTS NUMBERED 29 AND 30, AND THE SOUTH HALF OF THE EAST HALF OF LOT NUMBER 28 IN LOVELAND ADDITION, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 149-150, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

ALSO, THE NORTH HALF OF LOTS NUMBERED 29 AND 30, AND THE NORTH HALF OF THE EAST HALF OF LOT NUMBER 28 IN LOVELAND ADDITION, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 149-150, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

173003

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR

2018 MAR 27 P 1:43

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

A201800029233

03/28/2018 7:45 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 2
By: DWParcel Nos: 49-04-15-105-050.000-600
49-04-15-105-053.001-600**TRANSFER ON DEATH DEED**

A. Joseph Monfort, an adult ("Owner"), of Boone County, Indiana, Transfers and Quitclaims on death to **Jacqueline J. Swaim**, an adult, for no consideration, the following described real estate in Marion County, Indiana:

The South Half of Lots Numbered 29 and 30, and the South Half of the East Half of Lot Number 28 in Loveland Addition, an Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 24, pages 149-150, in the Office of the Recorder of Marion County, Indiana.

Also, the North Half of Lots Numbered 29 and 30, and the North Half of the East Half of Lot Number 28 in Loveland Addition, an Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 24, pages 149-150, in the Office of the Recorder of Marion County, Indiana.

Commonly known as 7341 W. 92nd Street, Zionsville, Indiana 46077.

Provided, however, if Jacqueline J. Swaim fails to survive the Owner, then the interest of such deceased primary beneficiary under this Transfer on Death Deed shall lapse and the above-described property shall be distributed to Marguerite LaJoie, successor Trustee (or her successors in trust) of the Joe Monfort Trust, dated September 20, 2016, and any amendments thereto, as contingent beneficiary.

A. Joseph Monfort, Joe Monfort and Anthony J. Monforte are one and the same person.

Page 1 of 2

RECEIVED 100

MAR 27 2018

Marion County Assessor



11 24

IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of March, 2018.


A. Joseph Monfort

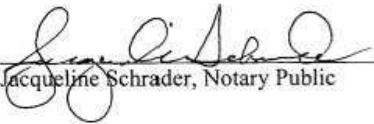
STATE OF INDIANA, COUNTY OF MARION, SS:

Before me, a Notary Public in and for said County and State, personally appeared A. Joseph Monfort, an adult, 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.

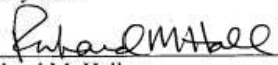
Witness my hand and Notarial Seal this 15th day of March, 2018.



My Commission Expires: May 21, 2025
My County of Residence: Hendricks


Jacqueline Schrader, Notary Public

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.


Richard M. Hall

Grantee's Address: 7341 W. 92nd Street, Zionsville, IN 46077.

Send tax bills to: 7341 W. 92nd Street, Zionsville, IN 46077.

This instrument prepared by Richard M. Hall, Attorney at Law.

Return deed to Richard M. Hall, Esq., Hall Koehler Scott P.C., 3755 E. 82nd Street, Suite 110, Indianapolis, Indiana 46240-2423, telephone (317) 580-4959.
h:\archives\2016\estate planning\monforte, anthony jtod deed.docx

A201400033411**04/22/2014 07:32 AM****JULIE L. VOORHIES****MARION COUNTY IN RECORDER****FEE: \$ 18.50****PAGES: 1****By: ER**

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Apr 21 2014 PM 02:31
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E 15124 TR

461708

**TRUSTEE'S DEED**

THIS INDENTURE WITNESSETH, That Gary W. Sissom, as Trustee of Gary W. Sissom Declaration of Revocable Trust, dated February 12, 2008 (Grantor) **CONVEY(S) AND WARRANT(S)** to:

A. Joseph Monfort, an Adult (Grantee) for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, State of Indiana:

THE SOUTH HALF LOTS NUMBERED 29 AND 30, AND THE SOUTH HALF OF THE EAST HALF OF LOT NUMBER 28 IN LOVELAND ADDITION, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 149-150, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Property address: 7341 W. 92nd Street, Zionsville, IN 46077

Tax ID No.: 600-6001108 State Tax ID #49-04-15-105-050.000-600

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

This Deed is executed pursuant to Indiana Code, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all 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 on 18 day of April, 2014.

Gary W. Sissom, as Trustee of Gary W. Sissom Declaration of Revocable Trust, dated February 12, 2008

Gary W. Sissom
Gary W. Sissom, as Trustee

STATE OF INDIANA)

COUNTY OF Marion)§

Before me, a Notary Public in and for said County and State, personally appeared Gary W. Sissom, as Trustee of Gary W. Sissom Declaration of Revocable Trust, dated February 12, 2008, who acknowledged the execution of the foregoing Trustee's Deed and who, having been duly sworn, stated that the representations herein contained are true.

Witness my hand and notarial seal on 18 day of April, 2014.

Della Popp
Notary Public
Resident of _____ County
My Commission expires: _____



Grantee's Address and Tax Billing Address:

7341 W. 92nd Street
Zionsville, IN 46077

*** Prepared By: Gary W. Sissom**

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Kathy McKay File No. 14-1416

Marion County Assessor

Apr 21 2014

Received MB

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR

A201300063681

063842

2013 APR 17 A 8:23

05/31/2013 07:32 AM

JULIE L. VOORHIES

MARION COUNTY IN RECORDER

FEE: \$ 18.50

PAGES: 1

By: TK

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

CT Masters
461608

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That Gary W. Sissom, as Trustee of Gary W. Sissom Declaration of Revocable Trust, dated February 12, 2008 (Grantor) **CONVEY(S) AND WARRANT(S)** to:

A. Joseph Monfort, an Adult (Grantee) for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, State of Indiana:

THE NORTH HALF LOTS NUMBERED 29 AND 30, AND THE NORTH HALF OF THE EAST HALF OF LOT NUMBER 28 IN LOVELAND ADDITION, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 149-150, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Property address: 7341 W. 92nd Street, Indianapolis, IN 46077

Tax ID No.: TO BE SPLIT FROM: 600-6001108 State Tax ID #49-04-15-105-050.000-600

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

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all 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 on 14th day of March, 2013.

Gary W. Sissom, as Trustee of Gary W. Sissom Declaration of Revocable Trust, dated February 12, 2008

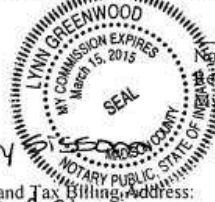
Gary W. Sissom
Gary W. Sissom, as Trustee

STATE OF INDIANA)

COUNTY OF Marion)§

Before me, a Notary Public in and for said County and State, personally appeared Gary W. Sissom, as Trustee of Gary W. Sissom Declaration of Revocable Trust, dated February 12, 2008, who acknowledged the execution of the foregoing Trustee's Deed and who, having been duly sworn, stated that the representations herein contained are true.

Witness my hand and notarial seal on 14th day of March, 2013



Notary Public _____
Resident of _____ County
Commission expires: _____

Prepared by: Gary W. Sissom

Grantee's Address and Tax Billing Address:

7341 W. 92nd St.
Indpls. IN 46077

Marion County Assessor

APR 09 2013

Received - 100

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Lynn Greenwood Notary No. 461608

Criteria: Party Name = MONFORTE ANTHONY

Last Indexed Date: 04/21/2025

Last Verified Date: 02/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/04/2016	09/20/2016	A201600109679	DEED	MONFORTE ANTHONY J		GRANTOR
03/21/2016	03/09/2016	A201600028311	DEED	MONFORTE ANTHONY J		GRANTOR
09/09/2015	09/09/2015	A201500091896	DEED	MONFORTE ANTHONY J		GRANTEE

Results found: 3

Displaying page: 1 of 1

Criteria:

Last Indexed Date: 04/21/2025

Parcel Number = 49-04-15-105-050.000-600

Last Verified Date: 02/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/28/2018	03/15/2018	A201800029233	DEED	MONFORT A JOSEPH		GRANTOR
03/28/2018	03/15/2018	A201800029233	DEED	SWAIM JACQUELINE J		GRANTEE
04/22/2014	04/18/2014	A201400033411	DEED	SISSOM GARY W TR		GRANTOR
04/22/2014	04/18/2014	A201400033411	DEED	SISSOM GARY W DECLAR...		GRANTOR
04/22/2014	04/18/2014	A201400033411	DEED	MONFORT A JOSEPH		GRANTEE
05/31/2013	03/14/2013	A201300063681	DEED	SISSOM GARY W TR		GRANTOR
05/31/2013	03/14/2013	A201300063681	DEED	SISSOM GARY W DECLAR...		GRANTOR
05/31/2013	03/14/2013	A201300063681	DEED	MONFORT A JOSEPH		GRANTEE

Results found: 8

Displaying page: 1 of 1

NEW
SEARCHPRINT
RESULTS