

61581

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10- Inv 58059

LAKE COUNTY TITLE COMPANY
DIVISION OF CHICAGO TITLE INSURANCE CO.

DEED IN TRUST

61581

THIS INDENTURE WITNESSETH that the Grantors, James Randhan and Bernadine A. Randhan, husband and wife as tenants by the entireties of the County of LaPorte and the State of Indiana for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto CITIZENS BANK OF MICHIGAN CITY INDIANA, Michigan City, Indiana, a corporation duly organized and existing as a state banking corporation under the laws of the State of Indiana and duly authorized to accept and execute trusts within the State of Indiana, as Trustees under the provisions of a trust agreement dated the 5th day of May 1970 to have as Trust Number 607 the following described real estate in the County of Lake and State of Indiana to-wit:

Parcel 10: Part of the Northwest quarter of the Northwest quarter of Section 25, Township 36 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows: Beginning at a point on the Northerly line of Ridge Road 320 feet Westerly of, measured along the Northerly line of Ridge Road from the intersection of the Northerly line of Ridge Road and the East line of the Northwest quarter of the Northwest quarter of said Section 25; thence Northwesterly along the Northerly line of Ridge Road 80 feet; thence due North along a line parallel to and 397.95 feet due West of the East line of the Northwest quarter of the Northwest quarter of said Section 25 a distance of 371.40 feet; thence along a line bearing South 84 degrees, 16 minutes East a distance of 79.99 feet; thence due South 372.03 feet to the place of beginning.

Parcel 11: Part of the Northwest quarter of the Northwest quarter of Section 25, Township 36 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows: Beginning at a point on the Northerly line of Ridge Road 400 feet Westerly of, measured along the Northerly line of Ridge Road from the intersection of the Northerly line of Ridge Road and the East line of the Northwest quarter of the Northwest quarter of said Section 25; thence Northwesterly along the Northerly line of Ridge Road 80 feet; thence due North along a line parallel to and 477.54 feet due West of the East line of the Northwest quarter of the Northwest quarter of said Section 25 a distance of 370.78 feet; thence along a line bearing South 84 degrees, 16 minutes East a distance of 79.99 feet; thence due South 371.40 feet to the place of beginning, in Lake County, Indiana.

Tract 5
#1-56-17

Tract 6
39-56-16

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 10th day of June 1970

James Randhan
JAMES RANDHAN

Bernadine A. Randhan
BERNADINE A. RANDHAN

STATE OF Indiana
COUNTY OF Lake

DULY ENTERED
FOR TAXATION VALUATION AFFIDAVIT FILED

JUN 11 1970

STATE OF INDIANA
LAKE COUNTY
AUDITOR

AUDITOR LAKE COUNTY

JUN 12 2 10 PM '70

I, Anah L. Taggart a Notary Public in and for said County, in the State aforesaid do hereby certify that James Randhan and Bernadine A. Randhan, husband and wife as tenants by the entireties personally known

to me to be the same person as whose name as subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 10th day of June A. D., 1970

My Commission Expires June 13, 1973

Anah L. Taggart
Notary Public
Anah L. Taggart

This instrument prepared by owner, James Randhan

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TO HAVE AND TO HOLD the said premises with the appertinances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to file mortgage exemptions and any other exemptions from taxation as permitted by law to natural person, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 10th day of

June 10 1970

James Randhan
JAMES RANDHAN

DULY ENTERED FOR TAXATION REAL ESTATE TRANSFER VALUATION AFFIDAVIT FILED

Bernadine A. Randhan
BERNADINE A. RANDHAN

JUN 11 1970

AUDITOR LAKE COUNTY

STATE OF Indiana
COUNTY OF Lake

AUDITOR LAKE COUNTY

JUN 12 2 10 PM '70

I, Anah L. Taggart, Notary Public in and for said County, in the State aforesaid, do hereby certify that

James Randhan and Bernadine A. Randhan, husband and wife as tenants

by the entirety personally known

to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 10th day of June A. D., 1970

My Commission Expires June 3, 1973

Anah L. Taggart
Notary Public

This instrument prepared by owner, James Randhan