

83120

A-47674  
Inv. 66372  
2

83120

LAKE COUNTY TITLE COMPANY  
DIVISION OF CHICAGO TITLE INSURANCE COMPANY

### This Indenture Witnesseth

That the Grantor s. Everett Irby, Jr. and Mary G. Irby

of the County of Lake and 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 Hoosier State Bank of Indiana, a corporation of Indiana, as Trustee under the provisions of a trust agreement dated the 14th day of December 1970, known as Trust Number A-557, the following described real estate in the County of Lake and State of Indiana, to-wit:

Lots Twenty-eight (28) and Twenty-nine (29), Block Eight (8), J. WILLIAM ESCHENBURG'S STATELINE ADDITION to HAMMOND, as shown in Plat Book 2, page 2, in Lake County, Indiana, said property is commonly known as 4247 Dearborn Street in Hammond, Lake County, Indiana.

MAIL TAX BILLS TO:  
Everett Irby, Jr.  
7437 Southeastern  
Hammond, Indiana 46324

DULY ENTERED  
FOR TAXATION  
DEC 17 1970



STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDS  
DEC 17 2 03 PM '70  
ANDREW J. MILENKO  
RECORDER

Buyer TO HAVE AND TO HOLD the said premises with the appurtenances 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 lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 198 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 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, estate, 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 grantor s. aforesaid have hereunto set their hand s. and seals this 14th day of December 1970

Everett Irby, Jr.  
EVERETT IRBY, JR.  
Mary G. Irby  
MARY G. IRBY

623

This instrument was prepared by: SAUL I. RUMAN, Attorney at Law,  
5305 Hohman Avenue, Hammond, Indiana 46320  
933-7600

20000

STATE OF INDIANA

County of LAKE

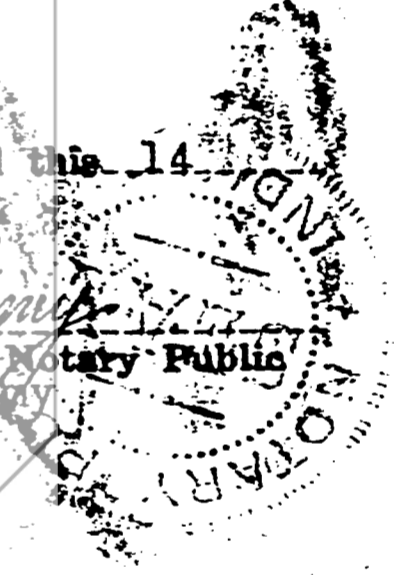
I, George Bellamy a Notary Public in and for said County, in the State aforesaid, do hereby certify that Everett Irby, Jr. and Mary G. Irby

personally known to me to be the same person s whose name s 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 seal this 14 day of December, 1970.

George J. Bellamy  
Notary Public

My Commission Expires:  
April 18, 1972



**Deed in Trust**

WARRANTY DEED

TRUST NO. -----

TO

TRUSTEE

PROPERTY ADDRESS

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