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1st BK Whiting
C.D.

618475

DEED IN TRUST

PIONEER INT'L. TITLE INS. CO.

106930-81

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This Indenture Witnesseth, that the Grantor, VIRJ Development, a general partnership, by Robert Heine, Ida Heine, Jerome R. Riskin, and Vellie Riskin, of the County of Lake and State of Indiana for an in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, Convey and Warrant unto J. R. Riskin Condominiums Association, Inc., a Corporation of Indiana, as Trustee, the following described real estate in the County of Lake and State of Indiana, to-wit:

13-279-46

Unit 2, 138 Plum Creek Drive in Building I, J. R. Riskin Condominiums Association, Inc., a Horizontal Property Regime as recorded on October 2, 1979 as Document No. 552763 and in Plat Book 51 page 36 in the Office of the Recorder of Lake County, Indiana; Together with an undivided 1/8 interest in and to the common areas and facilities appertaining thereto.

To Have and to Hold the same premises with the appurtenances upon the trusts and for the uses and purposes herein set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect said premises or any part thereof, 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 part thereof to a successor or successors in trust and to grant to said 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 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

STATE OF INDIANA
LAKE COUNTY
FEB 20 1981
WILLIAM WELSKI JR.
RECORDER

DULY ENTERED
FOR TAXATION

FEB 20 1981

John B. ...
LAKELAND

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specified, at any time or times hereafter.

In no case shall any part 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 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, right, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and/or 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 6th day of February, 1981.

VIRJ Development, a General Partnership

BY: Robert Heine
ROBERT HEINE

BY: Ida Heine
IDA HEINE

BY: Pyrome R. Riskin
PYROME R. RISKIN

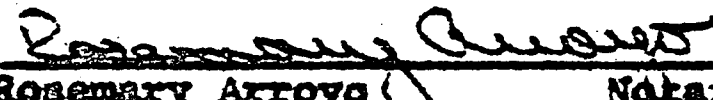
BY: Volle Riskin
VOLLIE RISKIN

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

I, Rosemary Arroyo , a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Heine, Ida Heine, Jerome R. Riskin and VOLLIE Riskin, whose names are 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, including the release and waiver of the right of homestead.

Given under my hand and seal this 6th day of February , 1981.


Rosemary Arroyo Notary Public

My Commission Expires:

January 11, 1985

Resident of Lake County

This instrument was prepared by:

JOHN D. BRECLAW, Attorney at Law
735 West Glen Park Avenue
P. O. Box 289
Griffith, IN 46319
(219) 924-8750

