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390441 - Pgs. Chas + Ruth Kuth Development Co 1006 - 165th St Hammond, Ind 46324  
This Indenture, Witnesseth, That the Grantor JAMES D. SWANSON and

CAROLYN A. SWANSON, husband and wife

of the County of LAKE and State of INDIANA, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby acknowledged, CONVEY and WARRANT unto MERCANTILE NATIONAL BANK OF INDIANA, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Indiana, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of MARCH, 19 57 and known as Trust Number #2195, the following described real estate in the County of LAKE and State of Indiana, to-wit:

LOT 6, BLOCK 1, WILSON SQUARE ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AS SHOWN IN PLAT BOOK 29, PAGE 21. ALSO KNOWN AS 7236 McLAUGHLIN AVENUE, HAMMOND, INDIANA.

Unit 26 Key # 36-488-6

5248

SUBJECT TO: THIS DEED IS GIVEN SUBJECT TO UNPAID TAXES, EASEMENTS, BUILDING LINES; EASEMENTS, IF ANY, FOR ESTABLISHED DITCHES AND/OR DRAINS AND ZONING AND BUILDING ORDINANCES

DULY ENTERED FOR TAXATION

APR 15 1981

COVENANT AND RESTRICTIONS OF RECORD.

STATE OF INDIANA  
CLERK OF SUPERIOR COURT  
RECORDER  
10 35 AM '81

*[Signature]*

ADDITIONAL COUNTY TO HOLD the said real estate with the covenants, terms, and for the uses and purposes herein and in said Trust Agreement set forth.

FULL power and authority to hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys and to vacate any subdivisions or part thereof, and to redivide said real estate 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 real estate 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 mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 appurtenant to said real estate or any part thereof, and to deal with said real estate 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 or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the accuracy, 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of said county) 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 duly vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor in trust.

This indenture is made upon the express understanding and condition that neither MERCANTILE NATIONAL BANK OF INDIANA individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, local or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said MERCANTILE NATIONAL BANK OF INDIANA the entire legal and equitable title in fee simple, in and to all of the real estate above described.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal, this 18th day of MARCH, 19 81

*[Signature]* (SEAL) *[Signature]* (SEAL)  
JAMES D. SWANSON CAROLYN A. SWANSON

STATE OF INDIANA ) SS:  
COUNTY OF LAKE )  
I, KEVIN P. MOYNAGH a Notary Public in and for said County, Indiana State aforesaid,

do hereby certify that JAMES D. SWANSON and CAROLYN A. SWANSON, husband and wife

personally known to me to be the same persons 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.

GIVEN under my hand and Notarial seal this 18th day of MARCH A.D. 19 81  
*[Signature]*  
KEVIN P. MOYNAGH Notary Public

My Commission Expires: 8-7-1981  
COUNTY OF RESIDENCE: LAKE THIS INSTRUMENT PREPARED BY CLARENCE H. HARNEY - ATTORNEY AT LAW

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