

985533

DEED TO LAND TRUSTEE

WARRANTY DEED

THIS INDENTURE WITNESSETH, That ROBERT RICHARDS

----- ("Grantor") of Lake County, in the State of Indiana

CONVEY-----AND WARRANT to Lowell National Bank

(Trustee), as Trustee under the provisions of a trust agreement dated the 20th day of February, 1985, known as Trust No. 224, for the sum of Ten----- Dollars (\$) and other valuable consideration,

the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

SEE ATTACHED LEGAL

DULY ENTERED
FOR TAXATION

JUN 30 1988

Anna N. Anton
AUDITOR LAKE COUNTY

Jul 6 8 52 AM '88

LILLIAN A. BLISS TITLE INSURANCE
RECORDER, LAKE COUNTY
CROWN POINT, Indiana
LAKE COUNTY
FILED FOR RECORD
CROWN POINT, INDIANA #46307

61-88-000141

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 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 difference from the ways above specified, at any time or times hereafter.

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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 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, Grantor has executed this deed this 18th day of June, 1988.

Signature Robert Richards Signature _____
Printed Robert Richards Printed _____

This instrument prepared by Richard A. Zunica
Date June 18, 1988

STATE OF INDIANA)

COUNTY OF LAKE)ss:

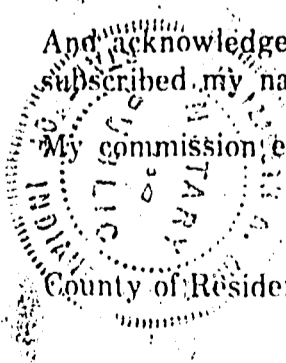
Before me the undersigned, a Notary Public in and for said County and State this 18TH day of June 19 88 personally appeared: ROBERT RICHARDS

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires 3-12-91.

Elizabeth A. Hunt
Elizabeth A. Hunt
Notary Public

County of Residence Lake



LEGAL DESCRIPTION

KEY 3-200-36-85

PARCEL 1: Part of the Northwest $\frac{1}{4}$ of Section 33, Township 32 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Southeast corner of a tract of land conveyed to Lester C. Lukemann, Sr., and Mary Lukmann, husband and wife, by deed recorded April 11, 1956 in Deed Record 1026 page 440 in the Office of the Recorder of Lake County, Indiana, said tract commonly known as Lot 101 Unrecorded Shady Shores; thence South $65^{\circ} 54' 30''$ West, 90.30 feet; thence North, at a right angle from last described course, 15 feet to an iron pipe; thence Northeasterly along the Easterly bank of Shady Shore Chagnel 41.70 feet to the Southwest corner of the above Lot 101; thence South $77^{\circ} 59' 30''$ East, 66 feet to the place of beginning.

PARCEL II: Part of the Northwest $\frac{1}{4}$ of Section 33, Township 32 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Northwest $\frac{1}{4}$; thence South 1190 feet; thence West 362.95 feet; thence South $28^{\circ} 02'$ East, 112 feet; thence South $60^{\circ} 38'$ West, 190.20 feet; thence North $41^{\circ} 27'$ West, 96.70 feet; thence South $63^{\circ} 08'$ West, 115.90 feet; thence South $15^{\circ} 19'$ West, 244.8 feet; thence South $30^{\circ} 24'$ East, 263.85 feet; thence South $50^{\circ} 06'$ West, 100 feet; thence South $79^{\circ} 19' 30''$ West, 50 feet; thence North $73^{\circ} 21'$ West, 200 feet; thence South $80^{\circ} 39'$ West, 100 feet; thence North $72^{\circ} 28' 30''$ West, 100 feet; thence South $50^{\circ} 52' 30''$ West, 175 feet; thence South $77^{\circ} 47'$ West, 150 feet; thence South $30^{\circ} 06' 30''$ West, 70 feet; thence South $65^{\circ} 54' 30''$ West, 453.2 feet to the point of beginning of this description; thence North $78^{\circ} 12' 30''$ West, 128.2 feet to the Easterly bank of the Shady Shore Channel; thence Southerly along said bank 50 feet; thence South $77^{\circ} 59' 30''$ East, 66 feet; thence North $65^{\circ} 54' 30''$ East, 85 feet $77^{\circ} 59' 30''$ East, 66 feet; thence North $65^{\circ} 54' 30''$ East, 85 feet to the point of beginning, commonly known as Lot 101 Unrecorded Shady Shores.

PARCEL III: Part of the Northwest $\frac{1}{4}$ of Section 33, Township 32 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Northwest $\frac{1}{4}$; thence South 1190 feet; thence West 362.95 feet; thence South $28^{\circ} 02'$ East, 112 feet; thence South $60^{\circ} 38'$ West, 190.20 feet; thence North $41^{\circ} 27'$ West, 96.70 feet; thence South $63^{\circ} 08'$ West, 115.90 feet; thence South $15^{\circ} 19'$ West, 244.8 feet; thence South $30^{\circ} 24'$ East, 263.85 feet; thence South $50^{\circ} 06'$ West, 100 feet; thence South $79^{\circ} 19' 30''$ West, 50 feet; thence North $73^{\circ} 21'$ West, 200 feet; thence South $80^{\circ} 39'$ West, 100 feet; thence North $72^{\circ} 28' 30''$ West, 100 feet; thence South $50^{\circ} 52' 30''$ West, 175 feet; thence South $77^{\circ} 47'$ West, 150 feet; thence South $30^{\circ} 06' 30''$ West, 70 feet; thence South $65^{\circ} 54' 30''$ West, 400 feet to the point of beginning of this description; thence North $71^{\circ} 58' 30''$ West, 164 feet to the Easterly bank of Shady Shore Channel; thence Southerly along said bank 50 feet; thence South $78^{\circ} 12' 30''$ East, 128.20 feet; thence North $65^{\circ} 54' 30''$ East, 53.20 feet to the point of beginning, commonly known as Lot 102 Unrecorded Shady Shores.

Subject to roads and highways, ditches and drains, easements for utilities, drainage and pipelines, easements for reservations for roadways, and all covenants and restrictions contained in all documents of record; and taxes for 1987 and 1988.

Further subject to covenants, conditions and restrictions contained in a deed recorded April 13, 1962 in Deed Record 1201 page 123, and in a deed recorded April 11, 1956 in Deed Record 1026 page 440 and also in a deed recorded August 27, 1959 in Deed Record 1124 page 112.

Subject to easements, liens, and restrictions of record.