

995989

NORTHWEST INDIANA TITLE SERVICES, INC.

DEED TO LAND TRUSTEE

162 Washington Street

Lowell, Indiana 46356

769-0727 or 696-0100

7240 S. Willowbrook
Lowell In.

WARRANTY DEED

THIS INDENTURE WITNESSETH, That CLARENCE H. HANSEN, SR.

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

CONVEY ^S ----- AND WARRANT to LOWELL NATIONAL BANK -----

(Trustee), as Trustee under the provisions of a trust agreement dated the 28th day of July, 1988, known as Trust No. 319, for the sum of Ten and 00/100

----- Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake

County, in the State of Indiana:

Lot 15, in Northbrook Estates Second Addition, to the Town of Lowell, as per plat thereof, recorded in Plat Book 45, page 65, in Lake County Indiana.

4-86-15

DAILY ENTERED FOR TAXATION AND
FINAL ACCEPTANCE FOR TRANSFER.

SEP 6 1 54 PM 1988

SEP 6 1988

Lillian A. Blastick
AUDITOR LAKE COUNTY

FILED FOR RECORDING
LAKE COUNTY INDIANA 46307

LILLIAN A. BLASTICK
RECORDER, LAKE COUNTY

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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6.50

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 28th day of July, 1988.

Signature *Clarence H. Hansen, Sr.* Signature _____
Printed CLARENCE H. HANSEN, SR. Printed _____

This instrument prepared by RICHARD A. ZUNICA, 162 Washington Street, Lowell, IN 46356
Date July 28, 1988

STATE OF INDIANA)
COUNTY OF LAKE)ss:

Before me the undersigned, a Notary Public in and for said County and State this 28th day of July 1988 personally appeared: CLARENCE H. HANSEN, SR.

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 9-12-90

Richard A. Zunica
RICHARD A. ZUNICA
Notary Public

County of Residence Lake