

DEED IN TRUST

Indiana

095270

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 11 1990

Chg: David L. Runnells 900 N. Lake Shore Dr Chicago, IL 60611

David L. Runnells (The Grantor) For Recorder's Use Only

THE GRANTOR DAVID L. RUNNELLS of the County of Cook and State of Illinois of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT/QUITCLAIM) unto David L. Runnells

Cook County as Trustee under the provisions of a trust agreement dated the 20th day of March 1990 and known as Trust Number 110-02-90 Successor Trustees are incorporated herein

of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Lake and State of Indiana to wit:

Lot 15, Block 6, Broadmoor, a subdivision in the Town of Munster, as shown in Plat Book 18, Page 3, in Lake County, Indiana.

Key No. 28-45-17, Tax Unit No. 18

Key 28-45-17

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 fee 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

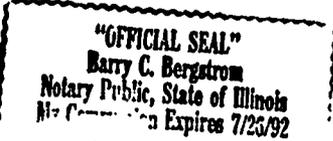
This conveyance is specifically subject to all matters of record and to all unpaid taxes and assessments.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 3rd day of April, 1990.

David L. Runnells (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David L. Runnells, a bachelor personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 3rd day of April, 1990.

Commission expires July 26, 1992 Barry C. Bergstrom NOTARY PUBLIC

This instrument prepared by: Barry C. Bergstrom, Ltd.

3330 - 181st Pl. Lansing, Illinois 60438

ADDRESS OF PROPERTY: 26 Beverly

Munster, Indiana 46321

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO: David L. Runnells 000333

26 Beverly (Name) Munster, Indiana 46321 (Address)

MAIL TO: Barry C. Bergstrom (Name) 3330- 181st Place, Suite 104 (Address) Lansing, Illinois 60438 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

CHICAGO TITLE INSURANCE COMPANY

AFFIX "RIDERS" OR REVENUE STAMPS HERE

STATE OF INDIANA/S.S. NO. LAKE COUNTY FILED FOR RECORD

APR 15 1990

DOCUMENT NUMBER

6.50

RIDER A TO DEED IN TRUST  
DATED APRIL 3, 1990  
BETWEEN DAVID L. RUNNELLS, AS GRANTOR AND  
DAVID L. RUNNELLS, AS TRUSTEE

*Key # 2845-17*

SUCCESSOR TRUSTEES

The Trust Agreement referred to herein provides that the Calumet National Bank, Hammond, Indiana, and its successors shall act as Successor Trustee or Trustees hereunder.

In the event of the death, resignation, refusal or inability to act of a Trustee or Trustees then acting hereunder, the next named Trustee ~~shall act and shall have part of the rights and powers of the original Trustee.~~ **Document is NOT OFFICIAL! This Document shall have part of the rights and powers of the original Trustee.**

In the event of the death of any Trustee then acting hereunder, on the recordation of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore recorded with the Recorder of Deeds in the County in which said real estate is located.

IDENTIFIED:

*David L. Runnells*  
DAVID L. RUNNELLS



**FILED**

APR 11 1990

*Ann R. Carter*  
AUDITOR LAKE COUNTY