

138665

Burke, Murphy Costanza

Cuppy

610 Gainer Bk Ctr.

8585 Broadway

Merr 46410-7092

MAIL TAX BILLS TO:

KEY NOS.: 41-171-29 (Lots 25 and 26)

4483 Massachusetts  
Gary, Indiana 46409

41-171-31 (Lot 27 and 1/2 of Lot 28)

DEED IN TRUST

THIS INDENTURE WITNESSETH, that JAMES L. THOMAS and THELMA THOMAS, of Lake County, State of Indiana, CONVEY and WARRANT to THELMA JUANITA O'NEILL, as Trustee under a Trust Agreement dated December 1, 1990, of Pulaski County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

PARCEL ONE:

Lots 25 and 26, Block 4, Broadway Heights Addition to the City of Gary, as shown in Plat Book 9, page 17, Lake County, Indiana.

PARCEL TWO:

Lot 27 and the South 1/2 of Lot 28, in Block 4, in Broadway Heights Addition to Gary, as per plat thereof, recorded in Plat Book 9, page 17, the Lake County Record Recorder of Lake County, Indiana.

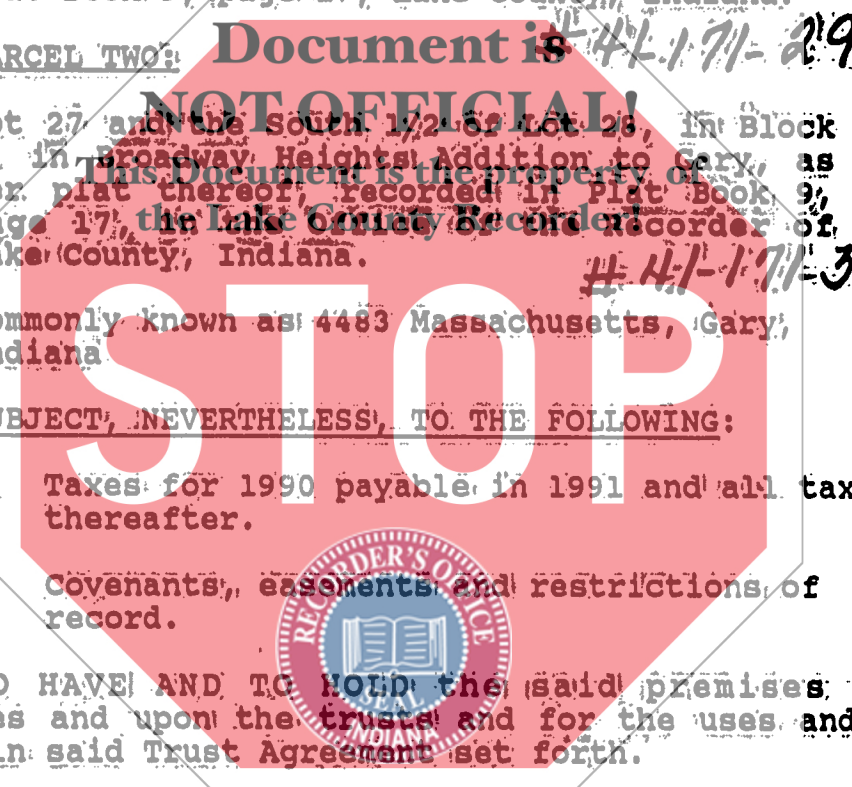
Commonly known as 4483 Massachusetts, Gary, Indiana

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1990 payable in 1991 and all taxes thereafter.
2. Covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances and upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

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 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 options to purchase, 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



STATE OF INDIANA S. NO. 141-1-1990  
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James N. Antox  
AUDITOR LAKE COUNTY

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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 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 have hereunto set their hands and this 1st day of December, 1990.

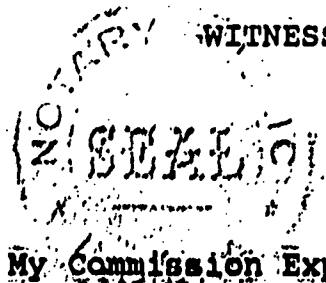
  
*James L. Thomas*  
\_\_\_\_\_  
JAMES L. THOMAS

*Thelma Thomas*  
\_\_\_\_\_  
THELMA THOMAS

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of December, 1990, personally appeared JAMES L. THOMAS and THELMA THOMAS who acknowledged the execution of the foregoing Deed in Trust.

WITNESS my hand and Notarial Seal.



*Kathryn D. Schmidt*  
Notary Public

My Commission Expires:

Resident of LAKE County, Indiana



This instrument prepared by A. Ted Kundrat, Attorney At Law, 8585 Broadway, Suite 610, Merrillville, Indiana 46410