

Mail Tax Bills to:
1017 Waterville Court
Dyer, Indiana 46311

Tax Key No.

DEED INTO TRUST

92003528

THIS INDENTURE WITNESSETH that CHUNG S. CHA of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and transfers to CHUNG S. CHA, as Trustee of the Chung S. Cha Revocable Living Trust U/T/A dated November 8, 1991, the following described real estate in Lake County, Indiana, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

28-474-9

In the event of the resignation or incapacity of CHUNG S. CHA, as Trustee, then JIN S. CHA, as successor Trustee, or any other successor Trustee named pursuant to the Chung S. Cha Revocable Living Trust U/T/A dated November 8, 1991, shall become without any further act, deed or conveyance vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the Trust Agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessors in trust.

Neither the Trustee nor her successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

IN WITNESS WHEREOF, the Grantor has set her hand and seal this 2nd day of January, 1992.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

JAN 14 1992

CHUNG S. CHA

STATE OF INDIANA

James M. Cantor
SEAL
INDIANA
AUDITOR LAKE COUNTY

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHUNG S. CHA, and acknowledged her execution of the foregoing Deed into Trust as their voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 2nd day of January, 1992.

My Commission Expires

4/9/95

George W. Carberry
GEORGE W. CARBERRY, Notary Public

Resident of Porter County, Indiana

This Instrument prepared by George W. Carberry, Attorney at Law, 8585 Broadway, Suite 610, Merrillville, Indiana 46410

00742

700

LEGAL DESCRIPTION

28-474-9

The condominium unit designated as Suite A in Building Number 9046 in the Sandridge Professional Office Center Horizontal Property Regime as recorded in Book 054, Page 58, as Instrument No. 674300 under date of July 12, 1982, of the records of the Recorder of Lake County, Indiana.

Together with a share in the common areas and facilities which is equal to the percentage that the square footage of the floor area of the unit bears to the total square footage of floor areas of all the units as the same may exist from time to time; which undivided interest in the common areas and facilities shall be subject to the provisions of the Declaration of Condominium, and the Articles of Incorporation and By-Laws of The Sandridge Professional Office Center, Inc., and the laws of the State of Indiana.

Commonly known as 9046 Columbia Avenue, Suite A, Munster Indiana.

