

MAIL TAX STATEMENTS TO:

Original: Jack Dietrich - 457764  
c/o H.B. Beal & Co, Inc  
3149-e - Kennedy Ave  
Highland, Ind 46322

3 copies  
AG  
5020 Kennedy

567787  
92022685

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, JACK DIETRICH and SARA W. DIETRICH, husband and wife, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Convey and Warrant unto SARA W. DIETRICH, not individually, but as trustee (therein and herein sometimes collectively referred to as "the trustee" regardless of the number of trustees), under the provisions of a trust agreement dated the Fifth Day of November, 1979, and known as the SARA W. DIETRICH TRUST DATED NOVEMBER 5, 1979, the following described real estate:

An undivided One-Quarter Interest in and to the following:  
Lot Three (3) (except the South Forty Feet [40'] thereof),  
all of Lot Four (4), and the South Forty Feet (40') of Lot Five (5), in Homestead Commercial Addition in the Town of Highland, as per plat thereof, recorded in Plat Book 32, Page 49, in the Office of the Recorder of Lake County, Indiana, all located in Lake County, Indiana.

TO HAVE AND HOLD said real estate with the appurtenances, unto the trustee and for the uses and purposes herein and in said trust agreement set forth.

DULY ENTERED  
FOR TAXATION

JAN 7 1980

Auditor Lake County

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and 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 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 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 or title or interest in or about or easement or interest to said real estate 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.



INDIANA DIVISION

JAN 8 1 23 PM '80  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
WILLIAM BIELSKI JR.  
RECORDER

MAR 2 1 1980  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
ALREADY BEEN  
INDEXED FOR TAXATION

Spencer

FEB 27 1982

Auditor Lake County

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In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 the 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 their predecessors 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.

And said GRANTORS hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Indiana, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTORS aforesaid have set their hands and seals this 27<sup>th</sup> day of December, 1979.

  
*Jack Dietrich* (Seal)  
JACK DIETRICH

*Sara W. Dietrich* (Seal)  
SARA W. DIETRICH

STATE OF INDIANA )  
 ) SS.  
COUNTY OF LAKE )

I, Kathleen R. Schmitt, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JACK DIETRICH and SARA W. DIETRICH, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

1979 GIVEN under my hand and official seal this 27<sup>th</sup> day of December

**Document is NOT OFFICIAL!**  
Notary Public

My Commission Expires: 1-24-80  
**This Document is the property of the Lake County Recorder!**

This Instrument prepared by:  
David P. DeYoe  
McDermott, Will & Emery  
111 West Monroe Street  
Chicago, Illinois 60603

