

92036929 DECLARATION OF TRUST

WHEREAS, I Kathleen Sandra Karr of the

City of Hammond, County of Lake, State of Indiana

am the owner of certain real property located at 7408 Van Buren

In the said City Hammond, State of Indiana

which property is described more fully in the Deed conveying it from

to Kathleen Sandra Karr, as "that certain piece or

parcel of land with buildings thereon standing, located in said Hammond,

Indiana, being: Key Number 36-290-23

A part of Lot 12 in the Frank C. Wachter Law Addition to Hammond as per plat thereof, recorded in Plat Book 15, page 6 in the Office of the Recorded of Lake County, Indiana.

Described as follows: Beginning at a point on the South Line of said lot where the west line of Van Buren Avenue intersects same; thence West along the South Line of said lot 124.15 feet more or less, to the East line of an alley; thence North along the East line of said alley 50 feet to a point; thence East parallel with the South line of said Lot 124.15 feet, more or less to the West line of Van Buren Avenue; thence South along the West line of Van Buren, 50 feet to the place of beginning.

[Commonly know as 7408 Van Buren Street Hammond, Indiana] and that you affiant is holder and owner of the remainder therein.

Now, Therefore, Know All Men By These Presents, that I do hereby, acknowledge and declare that I hold and will hold said real property and all right, title, and interest in and to said property and all furniture, fixture and real and personal property situated therein, IN TRUST.

This trust is due to the mental disability of said brother mental retardation.

1. For the use and benefit of:

Name: Dennis Lee Karr

Brother

Address: 7408 Van Buren

Hammond,

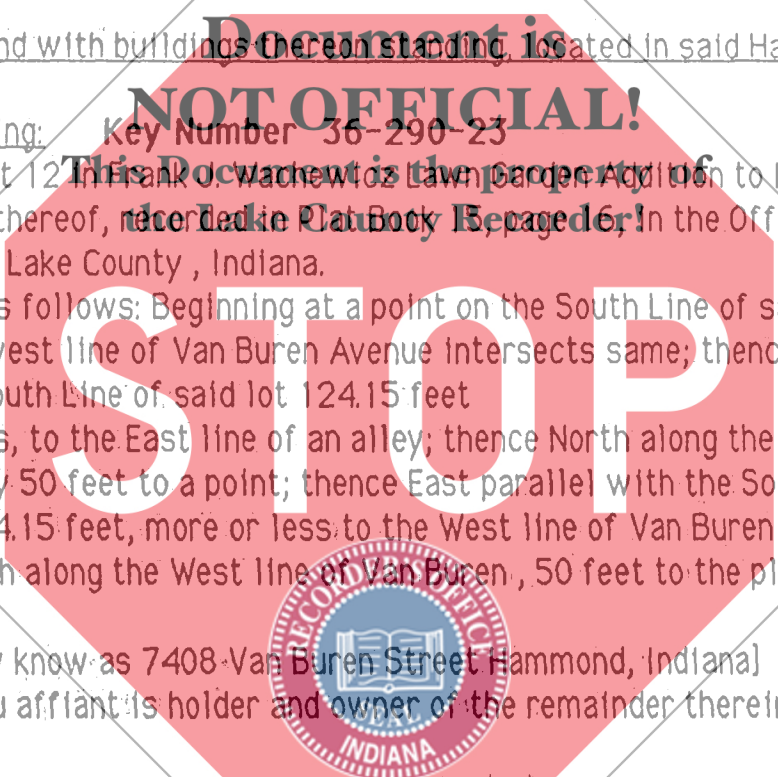
Indiana

JUN 9 1992

Anna M. Antos
AUDITOR LAKE COUNTY

00660

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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ROSEMARY HERRICK

Page 2

Upon my death, unless the beneficiary shall predecease me or unless we both shall die as a result of a common accident or disaster, my Successor Trustee is hereby directed forthwith to transfer said property and all right, title and interest in and to said property unto the beneficiary absolutely and thereby terminate this trust; provided; however, that a Successor Trustee shall hold the trust assets in continuing trust for such beneficiary, due to the mental disability. During such period of continuing trust the Successor Trustee in his absolute discretion, may retain the specific trust property herein described if he believes it is in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance and support of said beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to said brother-guardian or trustee. **If he, Dennis Lee Karr, dies the successor trustee shall deliver, pay over, transfer and distribute the trust property over to the wishes of the Last Will and Testament of his sister Kathleen S. Karr and that a Special Trust for the Karr Family "cousins" will be in force then afterwards that are spelled out in Kathleen S. Karr Last Will.**

2. I reserve unto myself the power and right to collect any rental or other income which may accrue from the trust property and, in my sole discretion as trustee, either to accumulate such income as an addition to the trust assets being held hereunder or pay such income to my self as an individual.
3. I reserve unto my self the power and right at any time during my lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiary and without giving notice to the beneficiary. The sale or other disposition by me of the whole or any part of the property held hereunder shall constitute as to such whole or part a revocation of this trust.
4. The death during my lifetime, or in a common accident or disaster with me, of the beneficiary designated hereunder shall revoke such designation, and in the former event, I reserve the right to designate a new beneficiary. Should I for any reason fail to designate such new beneficiary, this trust shall terminate upon my death and the trust property shall revert to My Estate.
5. **In the event of my death or legal incapacity**, I hereby nominate and appoint as Successor Trustee hereunder whosoever shall at that time be beneficiary hereunder, unless such beneficiary be a minor or legally incapacitate in which event I hereby nominate and appoint.

Name: **Mrs. Luanne Wright**

Address **7607 - 90th Lane Crown Point, Indiana 1-365-3315**
Address City State Telephone

to be successor Trustee, has also named executor in Kathleen S. Karr Last Will & Testament

6. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustee.

7. The Trustee and his successors shall serve without bond.

8. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of: **Indiana.**

Page 3

I **Hereby** agree to serve as Successor Trustee as named in the foregoing document.

X Luanne Wright
(sign here) Mrs. Luanne Wright

IN WITNESS WHEREOF: I have set my hand to this foregoing document.

This 2 day of June 1992

X Kathleen S. Karr
(sign here) Ms. Kathleen S. Karr

The following have hereby witnessed the signing of this document.

WITNESS 1 Sharon Lagan

WITNESS 2 D. M. Scola

IN WITNESS WHEREOF I Have set my hand and seal this

2 day of June

State of Indiana

County of Lake

On the 2 day of June 1992

before me came known to me to be the individual described in, and who executed the foregoing instrument, and she acknowledge that she executed the same, and in due form of law acknowledged the foregoing instrument to be a free act and deed and desired the same might be recorded as such.

Notary Public Mark Myberg

(Notary Seal)

Mark Myberg
sign here) Exp. 5/25/93

