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COUHO  
Return to: PEOPLES BANK  
A FEDERAL SAVINGS BANK

MAIL TAX BILLS TO:  
Hobart Venture I Limited Partnership  
c/o Mr. Dennis Churilla  
2846 - 45th Avenue  
Highland, IN 46322

Tax Key No. 17-4-1

# This Indenture Witnesseth

That the Grantor Bracken Land Company, an Indiana corporation,

of the County of Lake and State of Indiana for and in consideration of Ten Dollars, (\$10.00)

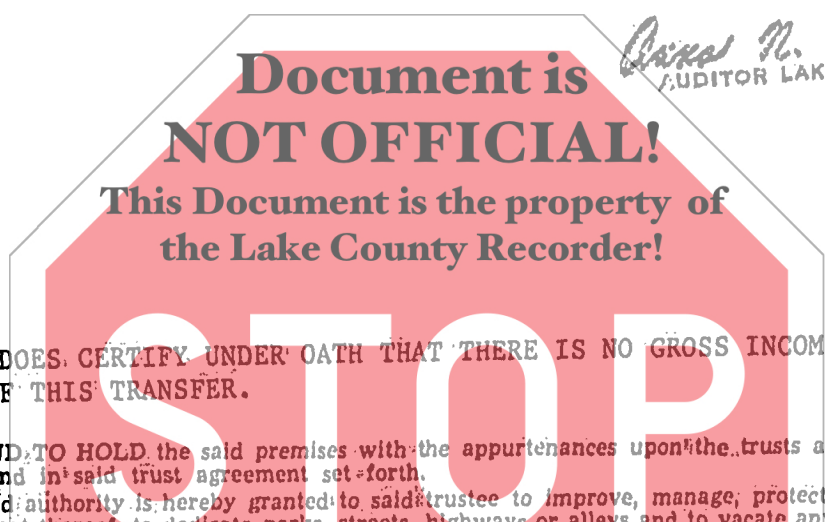
and other good and valuable considerations in hand paid, Conveys and Warrant S unto PEOPLES BANK, A Federal Savings Bank, a U.S. corporation, as Trustee under the provisions of a trust agreement dated the 19th day of January 1993,

known as Trust Number 10084, the following described real estate in the County of Lake and State of Indiana, to-wit:

See attached Exhibit "A"

DULY ENTERED FOR TAXATION SUBJECT TO:  
FINAL ACCEPTANCE FOR TRANSFER.

FEB 26 1993



*Carol N. Antton*  
AUDITOR LAKE COUNTY  
MAR 1 11 15 AM '93  
SAMUEL ORLICH  
RECORDER

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

GRANTOR DOES CERTIFY UNDER OATH THAT THERE IS NO GROSS INCOME TAX DUE BY REASON OF THIS TRANSFER.

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 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 present or in 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 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 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 grantor aforesaid has hereunto set its

hand and seal this 26th day of January 1993

BRACKEN LAND COMPANY  
By: *John W. Bracken*  
John W. Bracken, President

This instrument was prepared by: Rhett L. Tauber, Esq.  
Anderson, Tauber & Woodward, P.C.  
8935 Broadway, Merrillville, IN 46410  
Phone: 219/769-1892

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STATE OF INDIANA

SS,

County of LAKE

I, Linda S. Wood a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bracken Land Company, an Indiana corporation, by John W. Bracken, President,

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.

GIVEN under my hand and seal this 26th day of January 1993

Document is NOT OFFICIAL

*Linda S. Wood*  
Linda S. Wood Notary Public

This Document is the property of Lake Co. the Lake County Recorder!

My Commission Expires:

October 17, 1994

STOP



TRUST NO. 10084

Deed in Trust

WARRANTY DEED

TO

PEOPLES BANK,  
A FEDERAL SAVINGS

BANK

TRUSTEE

PROPERTY ADDRESS

EXHIBIT "A"

PARCEL 1: Part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 35 North, Range 7 West of the 2nd Principal Meridian, described as follows: Commencing at the Northwest corner of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ ; thence Easterly, along the North line of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , a distance of 688.46 feet to a point which is 660.74 feet West of the Northeast corner of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , which point is the true point of beginning; thence continuing Easterly, along the North line of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , a distance of 660.74 feet to the Northeast corner of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ ; thence South, along the East line of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , a distance of 1320.5 feet to the Southeast corner of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ ; thence Westerly, along the South line of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , a distance of 660.74 feet; thence North, parallel with the East line of said Northwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , a distance of 1316.54 feet to the point of beginning, all in Hobart, Lake County, Indiana.

PARCEL 2: Part of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 35 North, Range 7 West of the 2nd Principal Meridian, described as follows: Commencing at the Northwest corner of said South  $\frac{1}{2}$ , Southwest  $\frac{1}{4}$ ; thence Easterly, along the North line of said South  $\frac{1}{2}$ , Southwest  $\frac{1}{4}$ , a distance of 304.0 feet to the true point of beginning; thence continuing Easterly, along the North line of said South  $\frac{1}{2}$ , Southwest  $\frac{1}{4}$ ; a distance of 2362.01 feet to the Northeast corner of said South  $\frac{1}{2}$ , Southwest  $\frac{1}{4}$ ; thence South, along the East line of said South  $\frac{1}{2}$ , Southwest  $\frac{1}{4}$ , a distance of 976.77 feet to a point on the North line of the Northern Indiana Public Service Company Right-of-Way; thence Westerly along the North line of said Right-of-Way, 2354.44 feet to a point on the East line of Bracken Land Company's First Addition as shown on the recorded plat thereof in the Lake County Recorder's Office; thence North, along the East line of said subdivision, 695.63 feet to the Northeast corner of said subdivision, thence continuing North, along the Northerly extension of the East line of said subdivision, 162.0 feet to a point 1187.5 feet North of the South line of said Section 5; thence Westerly, along a line parallel to and 1187.5 feet North of the South line of said Section 5, a distance of 0.55 feet to a point which is 304.0 feet East of the West line of said South  $\frac{1}{2}$ , Southwest  $\frac{1}{4}$ ; thence North, parallel with said West line, 126.02 feet to the place of beginning, all in Hobart, Lake County, Indiana.