

Mail tax bills: Hobart VENTURE I LIMITED PARTNERSHIP
c/o DENNIS CHURILLA
2846-45th AVE.
Highland, Indiana 46032

Return to: PEOPLES BANK
A FEDERAL SAVINGS BANK

174584

This Indenture Witnesseth

93016279
That the Grantor SUNNYSIDE BAPTIST CHURCH, INC.

STATE OF INDIANA, S.S.A.D.
FILED FOR RECORD

MAR 15 9 49 AM '93
SUNNYSIDE BAPTIST CHURCH, INC.
RECORDER

of the County of Lake and State of Indiana
consideration of ***Ten*** Dollars,

and other good and valuable considerations in hand paid; Convey 5 and Warrant 5 under 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 19 93,

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

(See Attached Legal)

Subject to real estate taxes for 1992 payable in 1993, together with delinquency and penalty, if any, and all real estate taxes due and payable thereafter.

Subject to recorded liens, encumbrances, easements, restrictions, ditches and drains, highways and legal rights of way, and matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTORS CERTIFY UNDER OATH THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE IN RESPECT TO THE TRANSFER MADE BY THIS DEED. ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

This Document is the property of the Lake County Recorder!



MAR 11 1993

David N. Antonio
AUDITOR LAKE COUNTY

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 S aforesaid have hereunto set their hand S and seal S this 26th day of January 19 93

SUNNYSIDE BAPTIST CHURCH, INC. SUNNYSIDE BAPTIST CHURCH, INC.
BY: *Daniel T. Jurca* Trustee BY: *Thomas W. Ford* Trustee
DANIEL T. JURCA, TRUSTEE THOMAS W. FORD, TRUSTEE

This instrument was prepared by: THOMAS K. HOFFMAN #7731-45
Crown Point, Indiana

00647

TICOR TITLE INSURANCE
Crown Point, Indiana
H O

27-17-93-33

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STATE OF INDIANA }
County of LAKE } SS.

I, Linda S. Wood a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel T. Jurca, Trustee And Thomas W. Ford, Trustee

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, as Trustees for Sunnyside Baptist Church, Inc.

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

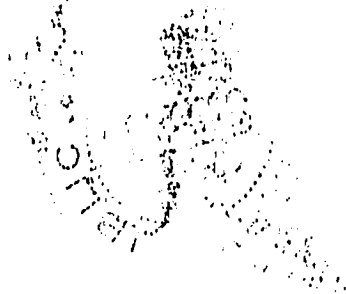
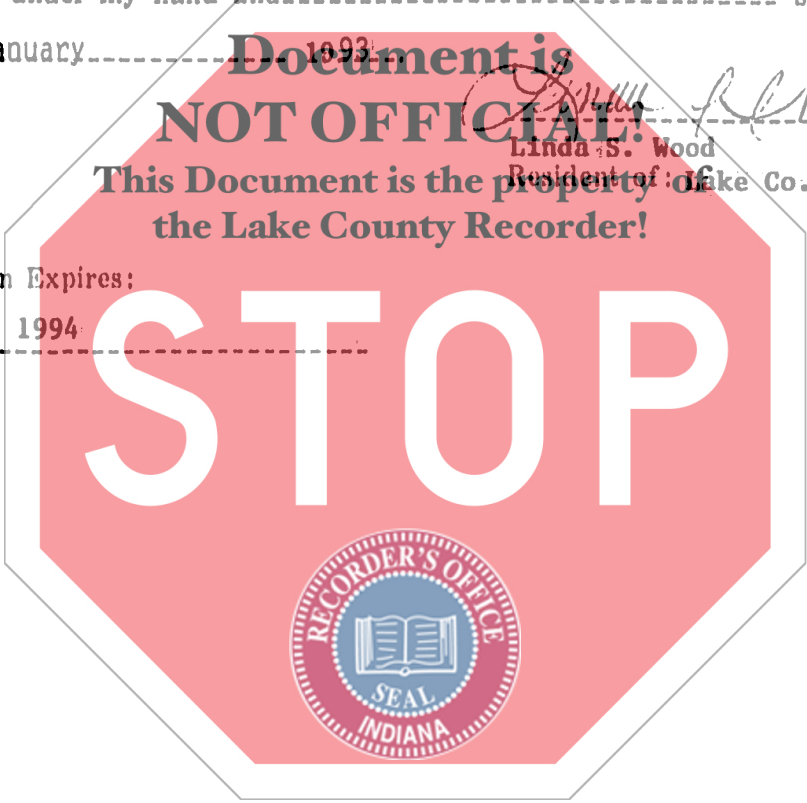
Document is NOT OFFICIAL!

Linda S. Wood

Notary Public

This Document is the property of the Lake County Recorder!

My Commission Expires: October 17, 1994



TRUST NO. 10084

Deed in Trust

WARRANTY DEED

TO

**PEOPLES BANK,
A FEDERAL SAVINGS**

BANK

TRUSTEE

PROPERTY ADDRESS

COPIES OF THIS DEED
JACOBI & CO. REAL ESTATE

Part of the Northwest 1/4 of the Southwest 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 1/4, Southwest 1/4; thence Easterly, along the North line of said Northwest 1/4, Southwest 1/4, a distance of 688.46 feet to a point which is 660.74 feet West of the Northeast corner of said Northwest 1/4, Southwest 1/4, thence South parallel with the East line of said 1/4 1/4 Section a distance of 866.54 feet to a point 450.0 feet North of the South line of said 1/4 1/4 Section; thence Westerly, parallel with the South line of said 1/4 1/4 Section, a distance of 681.82 feet to a point on the West line of said 1/4 1/4 Section; thence North along said West line, a distance of 862.45 feet to the point of beginning, all in Hobart, Lake County, Indiana.

