

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

MAIL TAX BILLS TO:
Audrey R. Seberger, Trustee
910 Ridge Road, #402
Munster, IN 46321

MAR 26 1993

Anna M. [Signature]
AUDITOR LAKE COUNTY

93019017

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, AUDREY R. SEBERGER, of Munster, Lake County, Indiana, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to AUDREY R. SEBERGER, as Trustee, under the provisions of that certain Trust Agreement dated the 29th day of April, 1992, and known as the Seberger Living Trust, the following described real estate in Lake County, Indiana, to-wit:

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the Lake County Recorder!**

to have and to hold the said real estate 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 the Trustee to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide the real estate 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 the 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 the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time. In possession or reversion, by leases to commence in praesenti or in futuro, 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 at any time or times hereafter, to contract to make leases and to grant options to renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, 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 the real estate or any part thereof, and to deal



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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 the Trustee or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, 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, mortgage, lease or other instrument executed by the Trustee, or any successor in trust, in relation to the real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of the County) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time the conveyance or other instrument was created by this Indenture and by the 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 the Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that the Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither AUDREY R. SEBERGER, jointly or individually, as Trustee, nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this Deed or the Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into in the name of the then beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in her own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever, with respect to any such contract, obligation or indebtedness, except only so far as the Trust Property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be

EXHIBIT "A"

PARCEL ONE:

The East 575 feet of the North 1320.18 feet of the Northwest Quarter of Section 12, Township 35 North, Range 10 West of the Second Principal Meridian, excepting the North 608 feet thereof and also excepting the South 37 feet thereof, all in the Town of Dyer, Lake County, Indiana.

Key No. 14-5-3

PARCEL TWO:

The East 575 feet of the Southeast Quarter of the Fractional Northwest Quarter of Section 12, Township 35 North, Range 10 West of the 2nd Principal Meridian, excepting the South 150.05 feet thereof and also excepting the North 33 feet thereof, all in the Town of Dyer, Lake County, Indiana.

Key No. 14-5-8

PARCEL THREE:

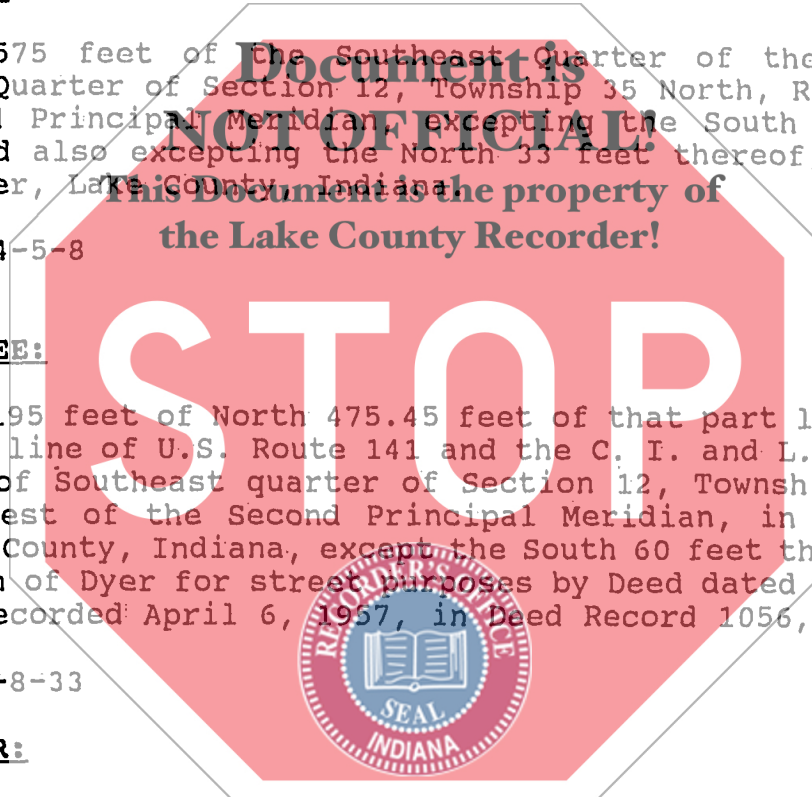
The South 195 feet of North 475.45 feet of that part lying between the center line of U.S. Route 141 and the C. I. and L. Railroad in West half of Southeast quarter of Section 12, Township 35 North, Range 10 West of the Second Principal Meridian, in the Town of Dyer, Lake County, Indiana, except the South 60 feet thereof deeded to the Town of Dyer for street purposes by Deed dated December 27, 1956 and recorded April 6, 1957, in Deed Record 1056, page 561.

Key No. 14-8-33

PARCEL FOUR:

Apartment unit designed as apartment number 402, in Sandoak Horizontal Property Regime recorded as Document No. 806730 on the 11th day of June, 1985, in the Office of the Recorder of Lake County, Indiana, as amended, together with the undivided interest appertaining to said apartment unit in the common and limited common areas and facilities, which Apartment Unit and undivided interest shall be subject to all of the provisions and use restrictions set forth in the Declaration of Condominium, and the Articles of Incorporation, By-Laws, and Rules and Regulations of the Sandoak Condominium Association, Inc., and the laws of the State of Indiana, including without limitation, restrictions on use of the Apartment for residential purposes only, and prohibiting certain pets.

Key No. 28-491-30



PARCEL FIVE:

The North 909.96 feet of the South 1149.96 feet of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 33 North, Range 9 West of the 2nd Principal Meridian, in the Town of Lowell, Lake County, Indiana, except the East 1035 feet by parallel lines of said 1/4 1/4 Section.

Key No. 4-1-3

PARCEL SIX:

The East 1035 feet, except the South 240 feet thereof, of the East 1/2 of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 23, Township 33 North, Range 9 West of the 2nd Principal Meridian, in the Town of Lowell, Lake County, Indiana.

Key No. 14-1-16 **This Document is the property of
the Lake County Recorder!**

PARCEL SEVEN:

The Southeast 1/4 of the Northeast 1/4 except the East 5 acres thereof; the East 3-1/2 acres of the Southwest 1/4 of the Northeast 1/4 and the North 10 rods of the Northeast 1/4 of the Southeast 1/4, except the West 20 rods; South 240 feet of the East 1/2 of the South 1/2 of the North 1/2 of the Northeast 1/4 all in Section 23, Township 33 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana; also excepting a parcel of land lying in the Southeast Quarter of the Northeast Quarter of Section 23, Township 33 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 23; thence East, along the South line of the Southeast Quarter of the Northeast Quarter of said Section 23, a distance of 257 feet to the point of beginning; thence North, at right angles to the last described line, a distance of 222 feet; thence East, parallel to the South line of the Southeast Quarter of the Northeast Quarter of said Section 23, a distance of 200 feet; thence South at right angles to the last described line, a distance of 222 feet to a point on the South line of the Southeast Quarter of the Northeast Quarter of said Section 23,; thence West, on said South line, a distance of 200 feet to the point of beginning, containing 1.019 acres, more or less, all in the Town of Lowell, Lake County, Indiana. The total parcel contains 49 acres more or less.

Key No. 4-1-13 and 4-7-7