

93042955

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

MAIL TAX BELLS, TO:

JUN 30 1993

JOSEPH A. RODRIGUEZ and
VIRGINIA RODRIGUEZ, Trustees
3965 Wright Circle
Gary, IN 46408

Anna N. Antox
AUDITOR LAKE COUNTY

ADDRESS OF REAL ESTATE:
3965 Wright Circle
Gary, IN 46408

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, JOSEPH A. RODRIGUEZ and VIRGINIA RODRIGUEZ, Husband and Wife, of the County of Lake, State of 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, convey to JOSEPH A. RODRIGUEZ and VIRGINIA RODRIGUEZ, Trustees, or their successors in trust, under the RODRIGUEZ LIVING TRUST, dated June 22, 1993, and any amendments thereto, the following described real estate in Lake County, in the State of Indiana, to-wit:

Key # 39-18-56

Part of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the South line of said Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30 at a point 198 feet West of the Southeast corner thereof; thence west along the South line of said Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30 a distance of 142 feet; thence Northwesterly with an interior angle of 114 degrees 50 minutes 15 seconds a distance of 220.29 feet; thence Southeasterly with an interior angle of 47 degrees 21 minutes 45 seconds a distance of 245.0 feet to a point 198 feet West of the East line and 125 feet North of the South line of said Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30; thence South 125 feet to the place of beginning.

Subject to all taxes, easements and restrictions of record.

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



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

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*1300
Box*

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 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 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 with the real estate 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 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 the 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 Recorder of the County) 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 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, hers, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither JOSEPH A. RODRIGUEZ or VIRGINIA RODRIGUEZ, jointly or individually, as Co-Trustees, nor their 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 his/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 charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement 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 any other disposition of the 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 the real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in JOSEPH A. RODRIGUEZ and VIRGINIA RODRIGUEZ, as Co-Trustees, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

In the event either Joseph A. Rodriguez or Virginia Rodriguez are unable to act as Co-Trustee, for any reason, then and in such event, the other may continue to serve solely as Trustee, and shall serve as Disability or Death Trustee for the other.

In the event Joseph A. Rodriguez and Virginia Rodriguez are both unable to act as Disability Trustee, for any reason, then in such event, the following shall be named as replacement Disability Trustees: Mark A. Rodriguez and Rodney R. Rodriguez, or the survivor of them.

In the event Joseph A. Rodriguez and Virginia Rodriguez are both unable to act as Death Trustees, for any reason, then in such

event, the following shall be named as successor Death Trustees: Mark A. Rodríguez and Rodney R. Rodríguez, or the survivor of them.

The foregoing instrument was prepared by Clifford J. Rice, of Rice & Rice Attorneys, 3235 Willowcreek Road, Portage, Indiana 46368. THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(-IES), AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

IN WITNESS THEREOF, the Parties hereto have set their hands and seals this 20 day of June, 1993.

Joseph A. Rodriguez *Virginia Rodriguez*
JOSEPH A. RODRIGUEZ VIRGINIA RODRIGUEZ



STATE OF INDIANA)
COUNTY OF PORTER)

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This Document is the property of
the Lake County Recorder!

I, Clifford J. Rice, a Notary Public in and for said County and State, do hereby certify that JOSEPH A. RODRIGUEZ and VIRGINIA RODRIGUEZ, Husband and Wife, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and each acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and ~~notarial~~ Seal this 20 day of June, 1993.

MY COMMISSION EXPIRES: 4/21/95
Clifford J. Rice, Notary Public
Resident County: Porter



This Instrument Prepared By: Clifford J. Rice
RICE & RICE ATTORNEYS
3235 Willowcreek Road
Portage, Indiana 46368
Phone: (219) 762-7711