

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

JUN 2 1995

95031249
DEED IN TRUST

95 JUN -2 PM 3:34

MARIONETTE C. BROWN
RECORDER

2

SAM ORLICH
AUDITOR LAKE COUNTY

Theda M. Sievers, an unmarried person, and grantor, of Lake County, Indiana, for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys and warrants to Theda M. Sievers as trustee under the provisions of a trust agreement dated December 15, 1994, and known as the Theda M. Sievers Trust, the real estate in Lake County, Indiana, described as follows:

Unit # 110, 321 Deerpath Drive, in Deerpath Estates, Phase Two-A, a Horizontal Property Regime, as per Declaration recorded February 5, 1980, as document # 572045 and amended by instrument recorded November 4, 1981, as document # 649610 and re-recorded November 19, 1982, as document # 651214, in the Office of the Recorder of Lake County, Indiana. Together with a 1.3283% undivided interest in the common areas and limited common areas of Phase I and Phase Two-A until such time as supplemental declarations annexing additional phases are recorded pursuant to Article XIII of the Declaration, at which time the undivided interest in the common areas and limited common areas shall be reduced as set out in the Declaration.

This conveyance is subject to covenants, conditions, easements and restrictions of record, including a mortgage from Theda M. Sievers to Centier Bank dated May 22, 1992, and recorded May 28, 1992, as document # 92034052 in the Recorder's Office of Lake County, Indiana.

Grantor expressly limits said warranties only against the acts of the grantor and all persons claiming by, through or under the grantor.

Commonly known as 321 Deerpath Drive, Unit 110, Schererville, Indiana 46375.

Real estate property tax key number 13-345-10, unit # 20.

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 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 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.

902

000136

Page two of Deed in Trust Conveying Real Property Having Tax Key Number 13-345-10, unit 20, from Theda M. Sievers to Theda M. Sievers as trustee of the Theda M. Sievers Trust dated December 15, 1994

This conveyance is made upon the express understanding and condition that neither the above named trustee individually, nor his, her or its 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 said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said 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 said real estate may be entered into by the trustee in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its 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.

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 signed this Deed in Trust on April 14, 1995.



Theda M. Sievers
Theda M. Sievers, grantor

State of Indiana, County of Lake, ss:

I, Sheri Gresham (print name), a Notary Public in and for Lake County, Indiana, certify that Theda M. Sievers appeared before me on April 14, 1995, and acknowledged that she signed the foregoing instrument.

SHERI GRESHAM
NOTARY PUBLIC, Lake County, Indiana
My Commission Expires June 9, 1995
Fairport Of Lake County, Indiana

Sheri Gresham

My commission expires: 6-9-95
County of residence: Lake

Prepared by attorney Craig L. Hlinka, 1806 Fairway Avenue, Munster, IN 46321. Please return recorded deed to preparer.

Mail tax bills to Theda M. Sievers, 321 Deerpath Drive, Unit #110, Schererville, IN 46375.