



~~THIS INSTRUMENT IS VOID WITHOUT THE SIGNATURE OF THE NOTARY PUBLIC~~

Mr. Thomas H. Snyder
Return To: Wildman, Harrold, Allen & Dixon
225 West Wacker Drive, Suite 2800
Chicago, Illinois 60606-1229

QUITCLAIM

This Indenture Witnesseth

That James T. Bell and Lois E. Bell, husband and wife

of Lake County, and State of Indiana

RELEASE AND QUITCLAIM

To James T. Bell as trustee under Declaration of Trust dated 12/01/95 as to an undivided one-half interest; and Lois E. Bell as trustee under Declaration of Trust dated 12/01/95 as to an undivided one-half interest; as tenants-in-common.

of Lake County, in the State of Indiana

for the sum of Ten (\$10.00) Dollars

the following described REAL ESTATE in Lake County, in the

State of Indiana, to-wit: 7142 Magoun, Hammond, Indiana 46324

South half of Lot 23, all of Lots 24 and 25, and the North 5 feet of Lot 26, in Block 17, Unit 6 of Woodmar, in the City of Hammond, Lake County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 5 1996

Exempt - No consideration.

See Attached Trustee Powers.

Real Estate Tax Number: 36 0399 0024

SAM ORLICH
AUDITOR LAKE COUNTY

96008044

IN WITNESS WHEREOF, The said persons

Have hereunto set their Hands and seals this 23 day of January
James T. Bell (SEAL) Lois E. Bell (SEAL)
JAMES T. BELL LOIS E. BELL
(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 FEB 5 AM 9:28
MARGARET E. COOPER
CLERK

STATE OF INDIANA, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James T. Bell and Lois E. Bell, husband and wife

who acknowledged the execution of the foregoing Deed to be their voluntary act and deed.

WITNESS, my hand and Seal this 23 day of January 1996

My commission expires February 17 1996
Barbara J. Zura Notary Public

County of Residence Lake
Mail Tax Statements to Mr. and Mrs. James T. Bell, 7142 Magoun, Hammond, Indiana 46324

This instrument prepared by Mr. Thomas H. Snyder, Wildman, Harrold, Allen & Dixon
225 West Wacker Drive, Chicago, Illinois 60606-1229
(312) 201-2000.

000171
1400
7195108

Grantor:

James T. Bell and Lois E. Bell, husband and wife

Grantee:

James T. Bell as trustee under Declaration of Trust dated December 1, 1995 as to an undivided one-half interest; and Lois E. Bell as trustee under Declaration of Trust dated December 1, 1995 as to an undivided one-half interest; as to tenants-in-common.

Property:

TRUSTEE POWERS

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 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 an 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.

~~1-PT-202~~

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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of **Indiana**, providing for the exemption of homesteads from sale on execution or otherwise.