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Mail Tax Bills:  
John Fruth, Trustee  
8328 Linden.  
Munster, IN 46321

R-25678

4114

Key No. 28-225-3

Chicago Title Insurance Company

**DEED IN TRUST**

CTIC Has made an accomodation recording of the instrument. We Have made no examination of the instrument or the land affected.

**THIS INDENTURE WITNESSETH**, That JOHN P. FRUTH and DIAN M. FRUTH FORMERLY KNOWN AS DIAN PACKARD, of Lake County, Indiana, CONVEY and WARRANT their shares in the real estate described below:

TO JOHN P. FRUTH AS TRUSTEE UNDER THE PROVISIONS OF THE JOHN P. FRUTH DECLARATION OF TRUST DATED OCTOBER 9, 1995

hereinafter referred to as "Trustee", of the County of Lake, State of Indiana, for and consideration of TEN (\$10.00) DOLLARS, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot Three (3), Linden Woods 2nd Addition to Munster, in the Town of Munster, as shown in Plat Book 35, page 24, in Lake County, Indiana, TO BE CONVEYED SUBJECT TO THE TERMS OF THE DECLARATION OF TRUST.  
(Commonly known as: 8328 Linden, Munster, IN 46321)

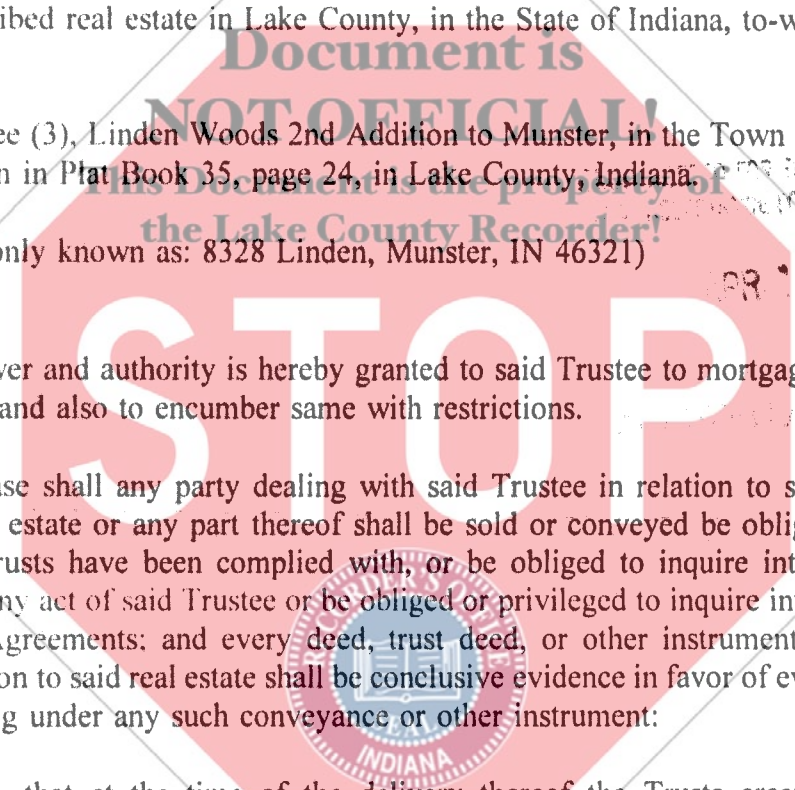
Full power and authority is hereby granted to said Trustee to mortgage, sell and convey said real estate and also to encumber same with restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trusts 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 Agreements; and every deed, trust deed, 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 or other instrument:

- a. that at the time of the delivery thereof the Trusts created by this indenture and by said Trust Agreements were 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 Agreements or in some amendment thereof binding upon all beneficiaries thereunder;
- c. that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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.

Neither said Trustee nor his successors in trust shall be personally liable upon any



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STATE OF INDIANA  
LAKE COUNTY  
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conveyance by either of them, either by deed or mortgage.

In the event of JOHN P. FRUTH'S absence, death or inability to act, DIAN M. FRUTH AND MERCANTILE NATIONAL BANK OF INDIANA are hereby named successor Co-Trustees with all the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any conveyance or mortgage by such successor trustee or trustees shall be conclusive evidence of their authority to execute the same.

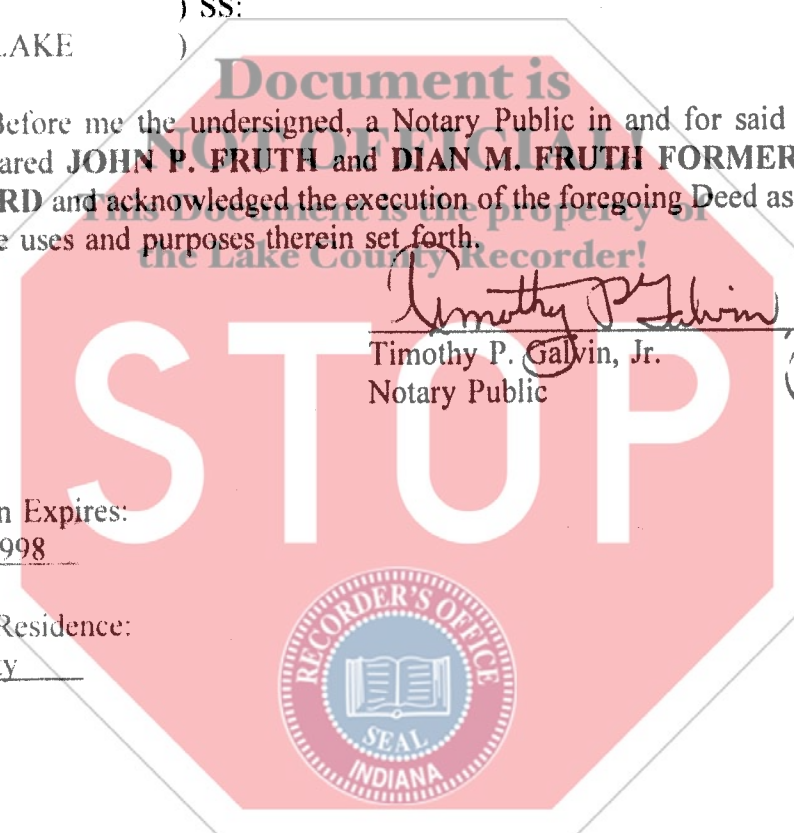
IN WITNESS WHEREOF, the said JOHN P. FRUTH and DIAN M. FRUTH FORMERLY KNOWN AS DIAN PACKARD have hereunto set their hands and seals this \_\_\_\_\_ day of April, 1996.

John P. Fruth  
JOHN P. FRUTH

Dian M. Fruth  
DIAN M. FRUTH FORMERLY KNOWN AS  
DIAN PACKARD

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF LAKE     )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN P. FRUTH** and **DIAN M. FRUTH FORMERLY KNOWN AS DIAN PACKARD** and acknowledged the execution of the foregoing Deed as their voluntary act and deed for the uses and purposes therein set forth.



Timothy P. Galvin, Jr.  
Timothy P. Galvin, Jr.  
Notary Public

My Commission Expires:  
October 25, 1998

My County of Residence:  
Lake County

This Instrument Prepared By: Timothy P. Galvin, Jr., Attorney No. 7042-45, Galvin, Galvin & Leeney, 5231 Hohman Avenue, Hammond, IN 46320