

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
DEED IN TRUST 39-343-10

96061292

96 SEP 13 AM 8:44

THIS INDENTURE WITNESSETH, That the Grantors, Ronald R. Austgen and Mary C. Austgen, of the County of Lake and State of Indiana, for and in consideration of the sum ofTen and No/100.....Dollars, (\$10.00) in hand paid, and of other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and Warrant unto Mercantile National Bank of Indiana, a corporation duly organized and existing as a national banking association under the laws of the United State of America, as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of April, 1991, and known as TRUST NUMBER 5663, the following described real estate in the County of Lake and State of Indiana, to-wit:

LOT 10, IN BLOCK 13, IN THE TOWN OF ROSS, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A" PAGES 254 AND 421, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
COMMONLY KNOWN AS : 3527 WEST 48TH AVENUE, GARY, INDIANA

SUBJECT TO:

Austgen Electric, 801 E Main Street, Griffith IN 46319

MAIL TAX STATEMENTS TO: Ronald R. & Mary C. Austgen, +2504 LaGoon, Cedar Lake, IN 46303-

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 said Trustee to improve, manage, protect and subdivide, said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said 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 said 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 to partition or to exchange said 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 said real estate or any part thereof, and to deal with said 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 said Trustee or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said 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 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of said 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said 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 MERCANTILE NATIONAL BANK OF INDIANA, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its 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 it 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 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.

The interest of each and every beneficiary hereunder, and under said 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 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 is such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said MERCANTILE NATIONAL BANK OF INDIANA the entire legal and equitable title in fee simple, in and to all of the real estate above described.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal this 28th day of August, 1996.

Ronald R. Austgen
Ronald R. Austgen

Mary C. Austgen
Mary C. Austgen

RECEIVED
JULY 27 1996
SUBJECT TO TRANSFER
SEP 6 1996

STATE OF INDIANA)
COUNTY OF LAKE) SS

I, ARLENE BANTA, a Notary Public in and for said County and State, aforesaid, do certify that Ronald R. Austgen and Mary C. Austgen, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 28th day of August, 1996

Arlene Banta
ARLENE BANTA
Notary Public
My Commission Expires: April 16, 2000
County of Residence: LAKE

My Commission Expires:
County of Residence:

THIS INSTRUMENT PREPARED BY:
DAVID L. FORBES, A MEMBER OF
THE INDIANA BAR ASSOCIATION

000345

ck # 227698

RECORD & RETURN TO: MERCANTILE NATIONAL BANK OF INDIANA
5243 HORMAN AVE., HANNOVD, IN 46320 ATTN: TRUST DEPT.