

DEED IN TRUST

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THIS INDENTURE WITNESSETH, that the Grantor, GERALDINE M. GROEN of the County of COOK and State of ILLINOIS for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim S unto GERALDINE M. GROEN AS TRUSTEE UNDER TRUST AGREEMENT DATED FEB. 18, 1997 AND KNOWN AS THE GERALDINE M. GROEN TRUST NUMBER ONE

97013004

the following described real estate in the County of Lake and State of ~~Illinois~~ Indiana

(Reserved for Recorder's Use Only)

LOT 26 IN BLOCK 3 IN SOUTH RIDGE ADDITION, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 15, IN THE OFFICE THE RECORDER OF LAKE COUNTY, INDIANA.

A/P: 8320 Jackson, Munster, IN 46321

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.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 18<sup>th</sup> day of February, 1997

*Geraldine M. Groen*

(Seal)

GERALDINE M. GROEN

(Seal)

(Seal)

FILED FOR RECORDING  
MORRIS J. CARTER  
RECORDER  
97 FEB 23 PM 2:32  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

~~INDIANA~~  
STATE OF ~~ILLINOIS~~ )  
ILLINOIS ) SS  
COUNTY OF ~~COOK~~ )  
~~COOK~~

FEB 23 1997

SAM ORLICH  
AUDITOR LAKE COUNTY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERALDINE M. GROEN personally known to me to be the same person(s)

whose name(s) is 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, including the release and waiver of the right of first refusal.

Given under my hand and official seal, this 18<sup>th</sup> day of February, 1997

*Robert C. Collins, Jr.*  
Notary Public  
ROBERT C. COLLINS, JR.  
PUBLIC CLERK OF LAKE COUNTY  
COMMISSION EXPIRES 8-12-2000

Mail to:  
ROBERT C. COLLINS, JR.  
ATTORNEY AT LAW  
P. O. BOX 1245

This instrument prepared by:  
ROBERT C. COLLINS, JR.  
ATTORNEY AT LAW  
850 BURNHAM AVENUE

CALUMET CITY, ILL. 60409 CALUMET CITY, ILL. 60409

ck 4369 12:00 JT

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, 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 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 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 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 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges or 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 Titles 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 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 fully 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 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 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, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.