DULY ENTERED FOR TAXATION SUBJEC. 10 FINAL ACCEPTANCE FOR TRANSFER.

OCT 15 1997

97070244

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

97 OCT 16 AH 10: 14

MORRIS W CARTER
RECC 27-0359-0009
Unit 16

SAM ORLICH AUDITOR LAKE COUNTY

Mail tax bills to: Simon Semerski Carolyn Semerski 2940 - 41st Street Highland, Indiana 46321

R-66655 - 4114

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that, SIMON SEMERSKI and CAROLYN R. SEMERSKI, as Co-Trustees under the provisions of a that certain Trust Agreement dated the 27th day of May, 1992, and Known as the Semerski Living Trust, do hereby grant, bargain, sell and convey to SIMON SEMERSKI, as Trustee of the Simon Semerski Living Trust, under agreement dated February 28, 1997, and CAROLYN SEMERSKI, as Trustee of the Carolyn Semerski Living Trust, under agreement dated February 28, 1997, as Tenants in Common, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real estate in Lake County, State of Indiana, to-wit:

Lot 9 in Southgate First Addition to the Town of Highland, as shown in Plat Book 38, Page 1, in Lake County, Indiana (COMMONLY KNOWN AS 2940 - 41ST STREET, HIGHLAND, INDIANA 46322)

Subject to unpaid taxes and all encumbrances of record.

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 praesenti or in future 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, 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 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.

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the instrument. We have made to examinating

of the instrument or the land affected.

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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, contract 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 or its, his or their predecessor in trust.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of the instruments which created the aforesaid Trust, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said SIMON SEMERSKI and CAROLYN R. SEMERSKI, as Co-Trustees under the provisions of a that certain Trust Agreement dated the 27th day of May, 1992, and Known as the Semerski Living Trust, have executed this Trustee's Deed this 23rd day of July, 1997.

SIMON SEMERSKI, Co-Trustee of the Semerski Living Trust, under agreement dated May 27, 1992.

CAROLYN R. SEMERSKI, Co-Trustee of the Semerski Living Trust, under agreement dated May 27, 1992.

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, a Notary Public in and for said State and County, this 9th day of May, 1996, personally appeared SIMON SEMERSKI and CAROLYN R. SEMERSKI, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said Trust, and as their free and voluntary act, acting as Trustee.

WILLIAM G. ÉRABTRÉE II, Notary Public

My Commission Expires: 1/14/2000

County of Residence: Lake

This instrument was prepared by:
WILLIAM G. CRABTREE, Attorney No. 16014-45
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Hammond, Indiana 46320