

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

97086686

97 DEC 17 AM 9:27
FILED FOR TAXATION SUBJECT
FINAL ACCOUNTS FOR TRANSFER
RECORDED
DEC 12 1997

Tax Key No.

Mail Tax Bills to:
490 Morningside Drive
Crown Point, IN 46307

SARAH CALVIN
AUDITOR LAKE COUNTY

DEED INTO TRUST

THIS INDENTURE WITNESSETH that Vidyadhar R. Gandra and Suhasini Gandra, husband and wife, of Lake County, State of Indiana ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and transfer to Suhasini Gandra and Vidyadhar R. Gandra, as Trustees of the Suhasini Gandra Revocable Living Trust U/T/A dated July 7, 1992, the following described real estate in Lake County, Indiana, to-wit:

Lot 27 and Part of Lot 28 described as beginning at the Southwest corner of said Lot 28; thence North 25 degrees 37'04" West, 126.92 feet to the Northwest corner of said Lot 28; thence North 58 degrees 53'11" East, 51.00 feet; thence Southerly to the point of beginning, all in Briar Estates, as per plat thereof, recorded in Plat Book 64, page 41, in the Office of the Recorder of Lake County, Indiana. Commonly known as 490 Morningside Drive, Crown Point, Indiana.

In the event of the resignation or incapacity of either Suhasini Gandra or Vidyadhar R. Gandra, as Trustee, then the other of them who is so able shall serve as successor Trustee, or any other successor Trustee, shall become without any further act, deed or conveyance vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the 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 trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the Trust Agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or his/her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustee nor his/her successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

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IN WITNESS WHEREOF, the Grantors have set their hands and seals this 21 day of November, 1997,

Vidyadhar R. Gandra
VIDYADHAR R. GANDRA

Suhasini Gandra
SUHASINI GANDRA

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vidyadhar R. Gandra and Suhasini Gandra, and acknowledged their execution of the foregoing Deed into Trust as their voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 21st day of November, 1997.

George W. Carberry
George W. Carberry, Notary Public

My Commission Expires 4/9/99
Resident of Porter County, Indiana

This Instrument prepared by George W. Carberry, Attorney at Law, 15 N. Franklin Street, Suite 200, Valparaiso, Indiana 46383

