

MAIL TAX BILLS TO:

98045673

STATE OF INDIANA  
LAKE COUNTY  
TAX KEY NO. 2014  
FILED FOR RECORD

98 JUN 18 AM 8:13

JOSEPH J. CZIPERLE and  
MARY ANN M. CZIPERLE  
3214 Strong  
Highland, Indiana 46322

MOBILE  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 16 1998

DEED IN TRUST

SAM ORLICH  
AUDITOR LAKE COUNTY

THIS INDENTURE WITNESSETH, that the Grantors, JOSEPH J. CZIPERLE and MARY ANN M. CZIPERLE, Husband and Wife, of Highland, Lake County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to JOSEPH J. CZIPERLE and MARY ANN M. CZIPERLE, as Co-trustees, under the provisions of that certain Trust Agreement dated this 4th day of June, 1998, and known as the JOSEPH J. CZIPERLE and MARY ANN M. CZIPERLE FAMILY TRUST, the following described real estate in Lake County, Indiana, to-wit:

Lot 14 in Highland Park First Addition, in the Town of Highland, as per plat thereof, recorded in Plat Book 30, page 50, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3214 Strong, Highland, Indiana,

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 the Trustee to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the 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 the 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 the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or in any part thereof, to lease the 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

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times hereafter, to contract to make leases and to grant 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 the 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 the real estate of any part thereof, and to deal with the 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 the Trustee or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgages by the Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the 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 the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee, or any successor in trust in relation to the real estate shall be conclusive evidence in favor of every person (including Recorder of the 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 the 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 the Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that the 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.

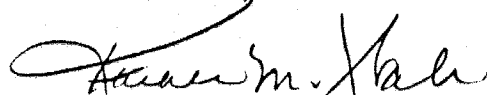
This conveyance is made upon the express understanding and condition that neither **JOSEPH J. CZIPERLE** and **MARY ANN M. CZIPERLE**, jointly or individually, as Co-Trustees, nor their successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this Deed or the Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability





the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4th day of June, 1998.



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KATHLEEN M. WALSH, Notary Public  
Resident of Lake County

My commission expires:  
9/16/2000

THIS INSTRUMENT PREPARED BY:

**KATHLEEN M. WALSH**

Attorney at Law

Attorney ID No. 14086-49

3527 Ridge Road

Highland, IN 46322

Tel: (219) 838-1007

**NOTARIAL!**  
This Document is the property of  
the Lake County Recorder!

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