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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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MORRIS W. GANTER  
RECORDER

# QUIT CLIAM DEED

Deed into Trust

This indenture witnesseth that **NICHOLAS E. FRANCHETTI** and **BARBARA A. FRANCHETTI**, husband and wife as tenants by the entirety of Lake County, in the State of Indiana

CONVEY and WARRANT to **NICHOLAS E. FRANCHETTI** and **BARBARA A. FRANCHETTI** as Trustees under the **NICHOLAS E. FRANCHETTI** and **BARBARA A. FRANCHETTI REVOCABLE LIVING TRUST** dated June 10, 1998 of Lake County, in the State of Indiana for and in consideration of TEN (\$10.00) and 00/100 DOLLARS, the receipt whereof is hereby acknowledged, the following Real Estate in LAKE COUNTY, in the STATE OF INDIANA, to wit:

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

**UNIT DESIGNATED AS UNIT 2B, BLDG. NO. 2, IN FOUR ON TUCKAHOE CONDOMINIUM ASSOCIATION INC., A HORIZONTAL PROPERTY REGIME, CREATED BY DECLARATION RECORDED MARCH 2, 1990, AS DOCUMENT NO. 087291 AND FLOOR PLANS RECORDED AS DOCUMENT NO. 087292, AS SHOWN IN PLAT BOOK 68, PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AN UNDIVIDED INTEREST IN THE COMMON AREAS APPERTAINING THERETO.**



**JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.**

**JUN 19 1998**

Address of real estate: **1207 Tuckahoe Place, Unit #2B, Munster Indiana 46321**

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trust and for the use and benefit of the said trustee herein and in said trust agreement set forth.

**SAM ORLICH  
AUDITOR LAKE COUNTY**

Full power and authority are 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 premises 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 property, 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 98 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 property, 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 premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other

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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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

That interest of each and every beneficiary hereunder 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.

If title to any of the above lands in 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.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 10<sup>th</sup> day of

JULY, 1998.

 (SEAL)  
NICHOLAS E. FRANCHETTI

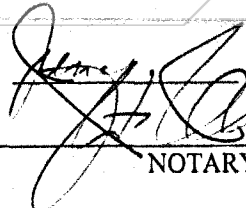
 (SEAL)  
BARBARA A. FRANCHETTI

State of Illinois )

County of Cook )

) ss  
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that NICHOLAS E. FRANCHETTI and BARBARA A. FRANCHETTI, husband and wife personally known to me the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10<sup>th</sup> day of  1998.

Commission expires \_\_\_\_\_

NOTARY PUBLIC

OFFICIAL SEAL  
JOHN F PELKEY  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. DEC. 4, 2001

This instrument was prepared by: Gregory R. Skubisz and Associates, 1400 Torrence Ave., Suite 201 Calumet City, Illinois 60409  
Mail recorded deed to: Gregory R. Skubisz and Associates, 1400 Torrence Ave., Suite 201, Calumet City, Illinois 60409  
Send subsequent tax bills to: Nicholas E. and Barbara A. Franchetti, 1207 Tuckahoe, Place, Unit #2B, Munster, IN 46321