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HOLD FOR FIRST AMERICAN TITLE

**DEED IN TRUST**

(Quit Claim)

98089595

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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NOV 12 1998  
AUDITOR LAKE COUNTY

THIS INDENTURE WITNESSETH,  
That **MICHAEL POE BUILDERS, LLC., AN INDIANA LIMITED LIABILITY COMPANY, ("Grantor")**, a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to **FRANK E. PRZEKWas, as Trustee** under the provision of a Trust Agreement Number 809 dated the 4<sup>th</sup> day of

November, 1998, of the City of Chicago, Cook County, in the State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

**LOT 85, MEADOWS OF DYER, PHASE THREE A, AND ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK 83, PAGE 84, IN LAKE COUNTY, INDIANA, a/k/a 809 Sunflower Lane, Dyer, Indiana 46311**

Tax Key No. 14-270-53 Unit No. 12

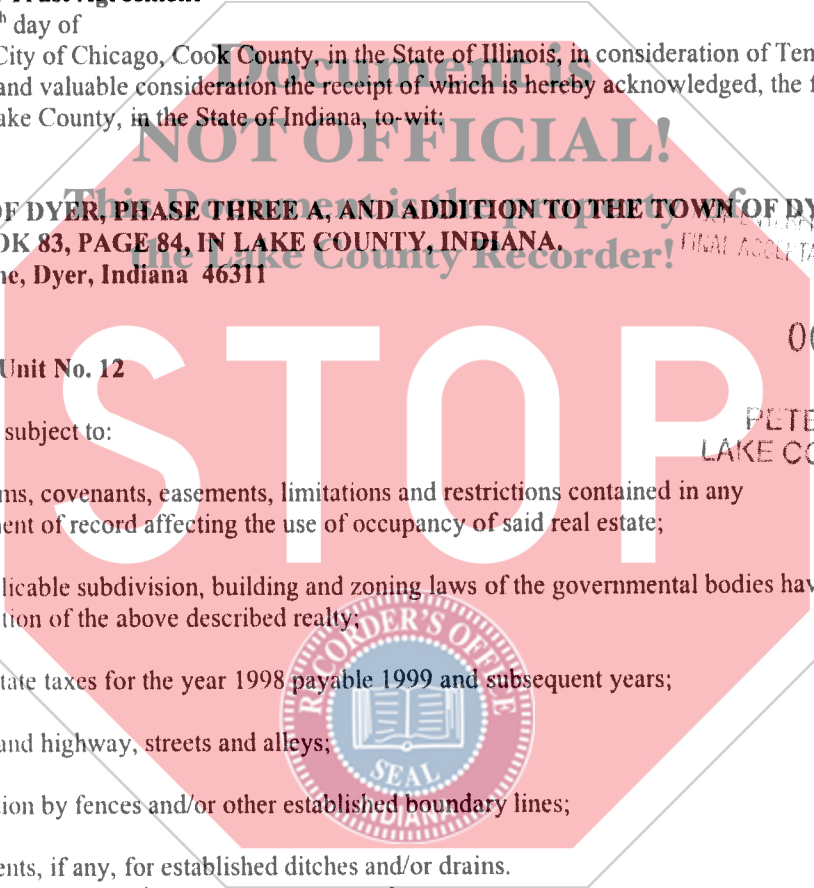
This conveyance is made subject to:

- (1) The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use of occupancy of said real estate;
- (2) All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
- (3) Real estate taxes for the year 1998 payable 1999 and subsequent years;
- (4) Roads and highway, streets and alleys;
- (5) Limitation by fences and/or other established boundary lines;
- (6) Easements, if any, for established ditches and/or drains.
- (7) A Life Estate in Irene L. Przekwas.

The undersigned person(s) executing this deed represents(s) and certify (certifies) on behalf of the Grantor, that (each of) that undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed, that the Grantor is a Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full company capacity to convey the real estate described; and that all company action for the making of this conveyance has been duly taken.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

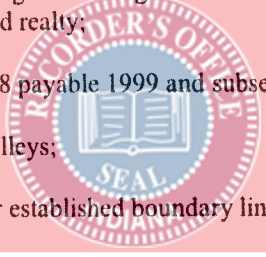
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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



OCT 01 1999

PETER BENJAMIN  
LAKE COUNTY AUDITOR

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LAKE COUNTY

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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 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 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," "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, Grantor has caused this deed to be executed to be executed this 6<sup>th</sup> day of Nov., 1998.

Michael Poe Builders, LLC  
(Limited Liability Company)

BY: Michael Poe

BY: \_\_\_\_\_

MICHAEL POE, MEMBER  
(Printed Name and Office)


\_\_\_\_\_  
(Printed Name and Office)

STATE OF INDIANA )  
 ) SS.  
COUNTY OF LAKE )

BEFORE ME, a Notary Public in for said County and State, personally appeared  
MICHAEL POE \_\_\_\_\_ and \_\_\_\_\_ the  
\_\_\_\_\_ and \_\_\_\_\_, respectively of  
MICHAEL POE BUILDERS LLC, AN INDIANA LIMITED LIABILITY COMPANY who acknowledged the  
execution of the foregoing deed for an on behalf of said company, and who, having been duly sworn, stated that the  
representation therein contained are true.

Witness any hand and Notarial Seal this 6 day of NOVEMBER, 1998.

My commission Expires 05/16/01

  
Corina Castel Ramos (Notary Public)  
Resident of Porter county

This instrument was prepared by: Gregory R. Skubisz and Associates, 1400 Torrence Ave., Suite 201  
Calumet City, Illinois 60409

Mail recorded deed to:

Send subsequent tax bills to: 809 Sunflower Lane, Dyer, IN 46311

