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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 004331

2000 JAN 21 AM 11:30

SEND TAX STATEMENTS TO: 20 West 73rd Avenue, Merrillville, IN 46410

DEED IN TRUST MORRIS W. CARTER
RECORDER

THIS INDENTURE WITNESSETH, That JOHN EDWIN FAITZ, a widower and not remarried, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to MARY BARON, as Trustee under the provisions of a Trust Agreement dated the 24th day of December, 1999, hereinafter referred to as "said trustee", of Lake County, in the State of Indiana, for and in consideration of the sum of TEN (\$10.00) dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

The North 3 acres of Lot 2 of 5 acre lots, excepting that part thereof lying Northerly of the Southerly right of way line of the Chesapeake & Ohio Railroad Company, formerly the Cincinnati, Richmond & Muncie Railroad; also part of Lot 8 of 26.20 acre lots, described as follows: Commencing at the Northeast corner of Lot 1 of 1 acre lots, thence West 8.25 feet, thence North and parallel with the West line of Lot 2, of 5 acre lots, a distance of 166.50 feet to the Southerly right of way line of the Chesapeake & Ohio Railroad, thence Southeasterly along said Railroad right of way to the West line of said Lot 2, thence South to the place of beginning; also the East Half of the East 1 rod of Lot 1 of 1 acre lots; all in Section 16, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana

Full power and authority is hereby granted to said trustee to mortgage, sell and convey said real estate and also to encumber same with restrictions.

In no case shall any party dealing with said trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 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 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, or other instrument; and

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

JAN 20 2000

01295

PETER BENJAMIN
LAKE COUNTY AUDITOR

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3734

25x10

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.

The 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.

Neither said trustee or his successor in trust shall be personally liable upon any conveyance by either of them.

IN WITNESS WHEREOF, the said JOHN EDWIN FAITZ, a widower and not remarried, has hereunto set his hand, this 24th day of December, 1999.

John Edwin Faitz
John Edwin Faitz

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared JOHN EDWIN FAITZ, a widower and not remarried, and acknowledged the execution of the foregoing deed as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of December, 1999.

Donald R. O'Dell
Notary Public-Donald R. O'Dell
Residing in Lake County

My Commission Expires:
12-28-2000

This instrument prepared by: Donald R. O'Dell, Attorney at Law
P.O. Box 128, Lowell, IN 46356

