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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2002 108631

2002 NOV 26 AM 9:17

CHARIS W. CARTER  
RECORDER

Mail Tax Bills To:

KEY NO. 39-48-58

Mr. & Mrs. Carl M. Seberger  
1404 East Elm Street  
Griffith, Indiana 46319

**DEED IN TRUST**

THIS INDENTURE WITNESSETH That CARL SEBERGER a/k/a CARL M. SEBERGER and LAVERNE SEBERGER a/k/a LAVERNE A. SEBERGER, husband and wife, of Lake County, in the State of Indiana, CONVEY AND WARRANT to CARL M. SEBERGER and LAVERNE A. SEBERGER, as Co-Trustees (referred to as "Trustee"), under the provisions of a trust agreement dated the 15th day of November, 2002, and known as the SEBERGER FAMILY TRUST, hereinafter referred to as "said Trustee," of Lake County, in the State of Indiana, for and in consideration 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 East 120.0 feet of the West 445.0 feet of the North 406.93 feet of the South 756.93 feet of the following described tract to wit: Part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 36 North Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana described as follows: Beginning at a point on the North line 656.87 feet East of the Northwest corner thereof; thence East along the North line thereof, 656.87 feet; thence South 1318.5 feet to the North line of Mathias Helfen's land (as alleged in Cause #5472 of the Lake Circuit Court and described therein as beginning 18.5 feet North of the Southwest corner of the above Quarter Quarter Section; thence East to a point 8 feet North of the Southeast corner of the above Quarter Quarter Section); thence Westerly along the above described Helfen's North line 658.07 feet; thence North 1313.91 feet to the place of beginning, containing 1.121 acres, more or less.

Commonly known as: 1404 East Elm Street - Griffith, Indiana 46319

This instrument is made for the sole purpose of funding the Grantors' Living Trust and is therefore exempt from the disclosure of sales information under item seven (7) of State Form 46021, pursuant to I.C. 6-1.1-5.5.

The Grantors herein reserve unto themselves a life estate in the above described real estate.

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

NOV 21 2002

PETER BENJAMIN  
LAKE COUNTY AUDITOR

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18-  
ch # 27597  
AB

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or 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,
- 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.

Our duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.



