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THIS INDENTURE WITNESSETH

That the Grantors, Ralph E. Doffin and Alice E. Doffin Husband and Wife, of the County of Lake and State of Indiana, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto Ralph E. Doffin and Alice E. Doffin, as Trustees under the provisions of a written Trust Agreement dated the 12<sup>th</sup> day of December, 2002, the following described real estate in the County of Lake and State of Indiana, to-wit:

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 35, Township 35 North, Range 9 west of the 2nd Principal Meridian in St. John Township, Lake County, Indiana, and described as commencing at a point 240.27 feet North of the center line of West 101st Avenue, along the West line of said Section 35; thence East 200.00 feet to the point of beginning; thence continuing East 200.00 feet; thence South parallel to and 400.00 feet East of the said West line of Section 35, 264.30 feet to the 40 foot right of way line of West 101st Avenue, thence Northwesterly along the last said line, 203.10 feet; thence North parallel to and 200.00 feet East of said West line of Section 35, 228.90 feet to the point of beginning.

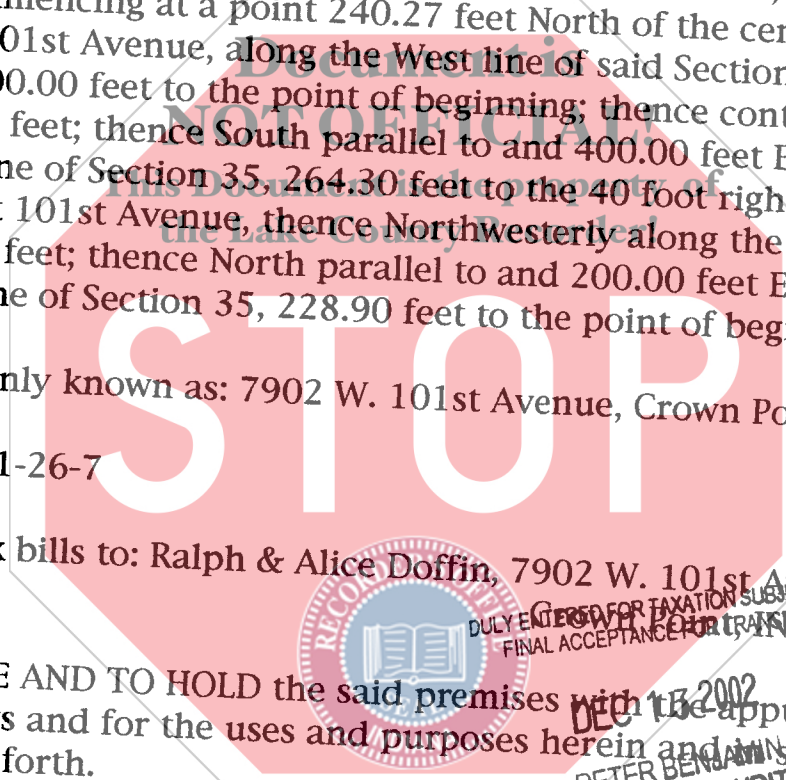
Commonly known as: 7902 W. 101st Avenue, Crown Point, IN 46307

Key # 11-26-7

Mail Tax bills to: Ralph & Alice Doffin, 7902 W. 101st Avenue, Crown Point, IN 46307

TO HAVE AND TO HOLD the said premises 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 said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any



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PETER BENJAMIN  
LAKE COUNTY AUDITOR

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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, to lease 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 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 any 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 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, 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.

The interest of each and every beneficiary 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 12 day of December, 2002.

  
Ralph E. Doffin


  
Alice E. Doffin

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ralph E. Doffin and Alice E. Doffin who acknowledge the execution of the foregoing Deed to be their voluntary act and deed.

WITNESS my hand and Notarial Seal this 12 day of December, 2002.

My Commission Expires:  
4-15-2009

  
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(signature) Notary Public

MARC H. DONALDSON  
\_\_\_\_\_  
(printed)

County of Residence: LAKE

This instrument was prepared by: Marc H. Donaldson, Attorney at Law  
405 North Main Street  
Crown Point, IN 46307  
(219) 663-1298

