

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2002 116907

2002 DEC 17 PM 2: 53

MORRIS W. CARTER  
RECORDER

### QUIT CLAIM DEED

Deed into Trust

This indenture witnesseth that **LOTTIE B. KLAPKOWSKI n/k/a LOTTIE B. HAJDA, married to EDWARD F. HAJDA**, of Lake County, in the State of Indiana

**CONVEYS and QUIT CLAIMS** to **LOTTIE B HAJDA**, as Trustee, under the provision of a trust agreement dated the 6th day of April, 2002, and known as the **LOTTIE B. HAJDA REVOCABLE LIVING TRUST** 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:

**Lot 25 and the North 14 feet of Lot 24 in Fritz Miller's Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 6, in the Office of the Recorder of Lake County, Indiana.**

Key No.: 35-93-25

**SUBJECT TO A LIFE ESTATE IN LOTTIE B. HAJDA** the property of

Address of real estate: 4302 Sheffield Avenue, Hammond, IN 46327

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 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 said premises and to contract respecting the manner of fixing the amount of present or future rentals; to partition, 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, **PETER BENJAMIN** different from the ways above specified, at any time or times hereafter.

LAKE COUNTY AUDITOR

001285

16:00  
LP  
ck  
3690

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.

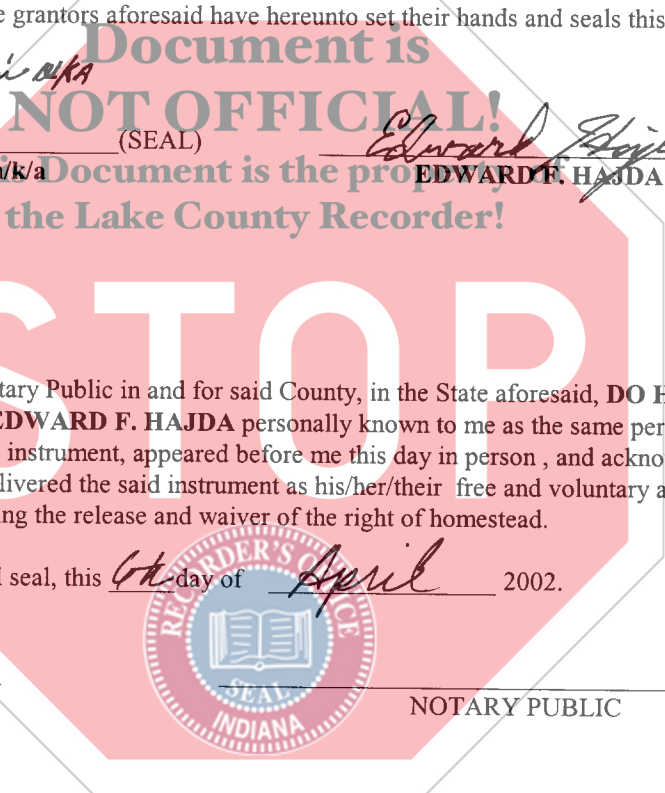
That interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002.

*Lottie B. Klapkowski aka Lottie B. Hajda*



*Edward F. Hajda* (SEAL)

LOTTIE B. KLAPKOWSKI n/k/a  
LOTTIE B. HAJDA

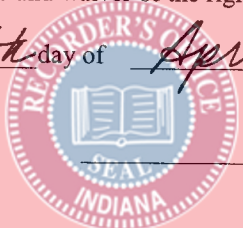
EDWARD F. HAJDA

State of Illinois )  
                                  ) ss  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **LOTTIE B. HAJDA and EDWARD F. HAJDA** personally known to me as the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 *6th* day of *April* 2002.

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



NOTARY PUBLIC

(SEAL)

↓  
This instrument was prepared by: JOHN F. PELKEY, 1461 Ring Road, Calumet City, IL 60409  
Mail recorded deed to: JOHN F. PELKEY, 1461 Ring Road, Calumet City, IL 60409  
Send subsequent tax bills to: LOTTIE B. HAJDA, 4302 Sheffield Avenue, Hammond, IN 46327