

3

DEED IN TRUST
(Quit Claim)

2002 120640

THIS INDENTURE WITNESSETH,
That **MARY A. WELBES, ("GRANTOR"),**
CONVEYS AND WARRANTS to
MARY A. WELBES, as Trustee under the
provision of a Trust Agreement Number 1429
dated the **25th** Day of **November**, 2002,

of the City of Crown Point, in the State of Indiana, 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:

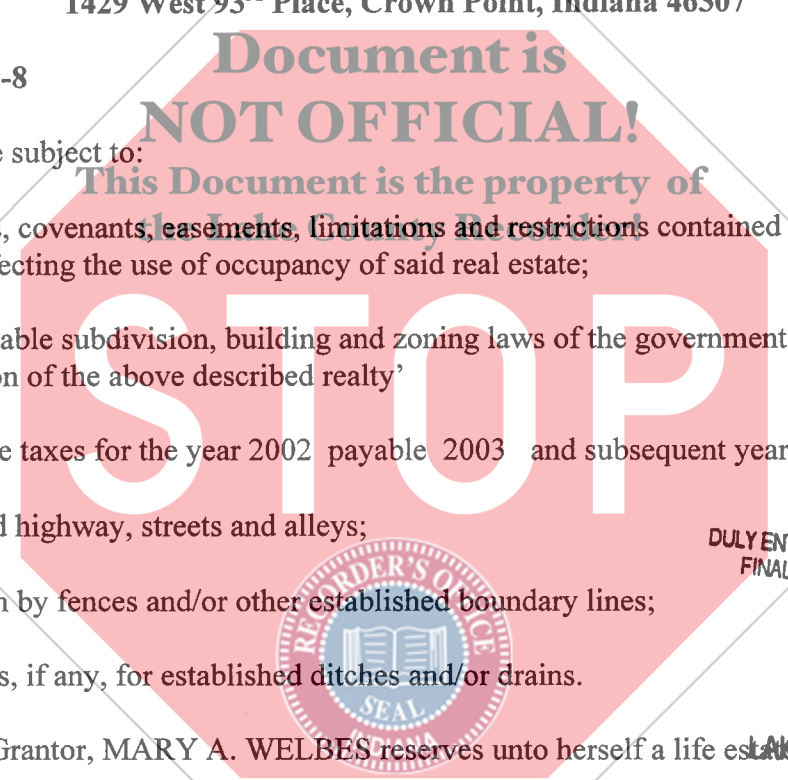
LOT 8, CORRECTED PLAT, FOUNTAIN RIDGE 5TH ADDITION, TO THE CITY OF CROWN POINT, AS SHOWN IN PLAT BOOK 48, PAGE 94, AND AS AMENDED BY CERTIFICATE OF CORRECTION DATED JUNE 16, 1978 AND RECORDED JUNE 26, 1978, AS DOCUMENT NO. 475640, IN LAKE COUNTY, INDIANA.

Commonly Known As: 1429 West 93rd Place, Crown Point, Indiana 46307

Tax Key No. 33-23-139-8

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 have jurisdiction of the above described realty;
- (3) Real estate taxes for the year 2002 payable 2003 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) That the Grantor, MARY A. WELBES reserves unto herself a life estate in the above described real estate.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 30 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

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

002028

19.00
RP
ck
2373

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 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," 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 Indiana providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 25 Day of Nov, 2002.

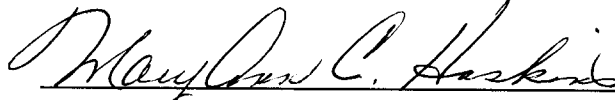
BY: Mary A. Welbes
MARY A WELBES

STATE OF INDIANA)
)
COUNTY OF LAKE) SS:

BEFORE ME, a Notary Public in for said County and State, personally appeared MARY A. WELBES, and who acknowledged the execution of the foregoing deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness any hand and Notarial Seal this 25 Day of November, 2002.

My Commission Expires: 7-7-06


Mary Ann C. Haskins (Notary Public)
Resident of Lake County.

This instrument was prepared by: Gerald P. Kray
Attorney at Law
622 West Lake Street
Griffith, IN 46319



Mail recorded deed to: Attorney Gerald P. Kray, 622 West Lake Street, Griffith, IN 46319

Send subsequent tax bills to: Mary A. Welbes, 1429 West 93rd Place, Crown Point, Indiana 46307