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STATE OF INDIANA
LAKE COUNTY
MERRILLVILLE
2003 OCT 15 PM 4:16
MERRILLVILLE CLERK

Mail Tax Bills to:
7721 Delaware Court
Merrillville, Indiana 46410

Tax Key No.
15-111-53

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **Jose A. Espinoza and Valentina Espinoza**, husband and wife, of Lake County, State of Indiana ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and transfer to **Valentina A. Espinoza, as Trustee of the Valentina A. Espinoza Revocable Trust U/T/A dated April 23, 2001** and to **Jose A. Espinoza and Valentina A. Espinoza, as Trustee of the Espinoza Revocable Trust U/T/A dated April 23, 2001**, each as to a one-half undivided interest as tenants in common, the following described real estate in Lake County, Indiana, to-wit:

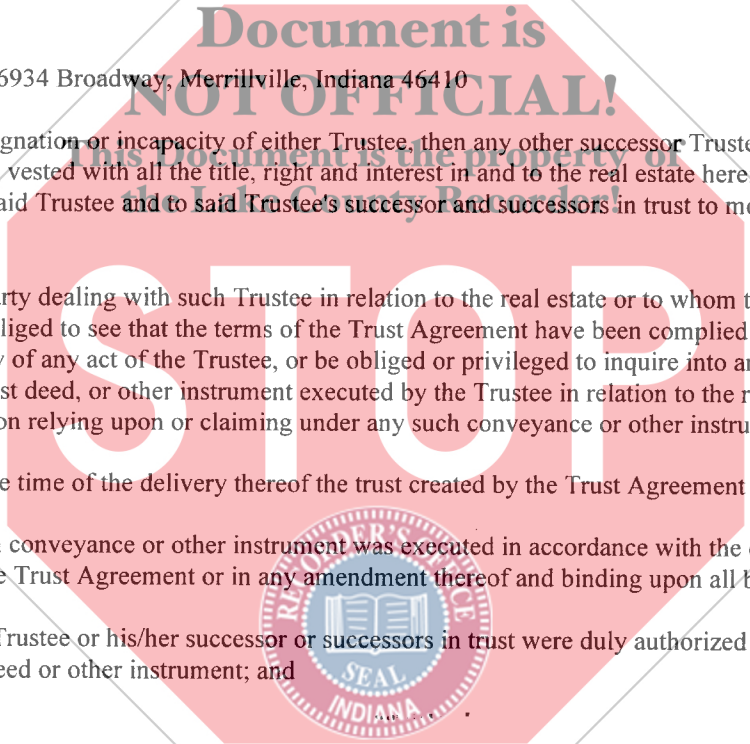
Part of Lot 1 of 40 Acre Lots in Section 16, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as commencing at a point 550 feet South and 328 feet West of the Northeast corner of said Section 16; and running thence North parallel to the East line of said section a distance of 137.6 feet; thence West parallel to the North line of said section a distance of 305.55 feet; thence South a distance of 137.6 feet to a point which is 633.25 feet West of the East line of said section; thence East a distance of 305.25 feet to the place of beginning.

Commonly known as 6934 Broadway, Merrillville, Indiana 46410

In the event of the resignation or incapacity of either Trustee, then any other successor Trustee, shall become without any further act, deed or conveyance vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the 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 the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the Trust Agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or his/her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and



DULY ENTERED FOR RECORD IN SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
DULY ENTERED FOR RECORD IN SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

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LAKE COUNTY AUDITOR

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(d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustee nor his/her successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 2nd day of October, 2003.

Jose A. Espinoza
JOSE A. ESPINOZA

Valentina Espinoza
VALENTINA ESPINOZA

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jose A. Espinoza and Valentina Espinoza, and acknowledged their execution of the foregoing Deed into Trust as their voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 2nd day of October, 2003.

My Commission Expires: 4/09/07
County of Residence: Porter

George W. Carberry
GEORGE W. CARBERRY, Notary Public

This Instrument prepared by George W. Carberry, Attorney at Law, 57 Franklin Street, Suite 203, Valparaiso, Indiana 46383
Return to: George W. Carberry, 57 Franklin Street, Suite 203, Valparaiso, Indiana 46383

