

WARRANTY DEED IN TRUST

Mail tax bills to:
Ronald Johansen
18759 Forest View Lane
Lansing, IL 60438

Tax Key Nos.:
22-12-0236-0005

2004 07 25 15:59

This indenture witnesseth that RONALD JOHANSEN and VIRGINIA JOHANSEN, husband and wife, all of adult age of Cook County in the State of Illinois,

CONVEY and WARRANT to RONALD JOHANSEN and VIRGINIA JOHANSEN,

as Co-Trustees under the provisions of a Trust Agreement dated the 2nd day of April, 2004, (hereinafter referred to as "said Trustee", regardless of the number of Trustees.) and unto all and every successor or successors in trust under said trust agreement, for and in consideration of the sum of ten Dollars and other valuable consideration, the receipt hereof is acknowledge, the following described real estate in the County of Lake and State of Indiana, to wit:

LOT 10 IN BRAMBLEWOOD UNIT 1, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 92, PAGE 26, IN THE OFFICE OF THE RECORDER OF DEEDS OF LAKE COUNTY, INDIANA.

ADDRESS OF PROPERTY: 14010 - 93rd Place, St. John, Indiana 46373

The undersigned hereby represent that this real estate is not "property" as defined in Indiana Code 13-7-22, 5-6, and is not, and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure statement under Indiana Code 13-7-22, 5-1, et seq., (Indiana Responsible Transfer Law), is required for this transaction.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in future, 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 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 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 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.

And the said grantor hereby expressly waives and releases 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.

Subject to easements and taxes now of record and hereafter levied.

The Grantors hereby reserve a life estate in said property in RONALD JOHANSEN and VIRGINIA JOHANSEN.

State of Illinois, Cook County, ss:

DATED this 16 day of August, 2004

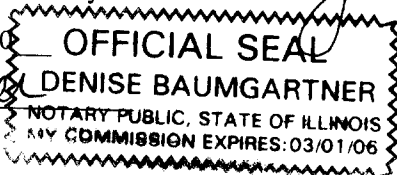
Before me, the undersigned, a Notary Public in and for said County and State, this 16 day of August, 2004 personally appeared: RONALD JOHANSEN and VIRGINIA JOHANSEN, husband and wife, all of adult age, and acknowledged the execution of the foregoing deed.

Handwritten signatures of Ronald Johansen and Virginia Johansen.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires

Denise Baumgartner
Notary Public



Resident of Cook County, Illinois

This instrument was prepared by: J. David Dillner, Attorney at Law, 16231 Wausau Avenue, South Holland, Illinois 60473

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 2 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

000241

Handwritten notes: 15:00 RM, CK# 077914