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2004 080748

FILED FOR RECORDS
LAKE COUNTY
INDIANA

2004 SEP 21 10:00 AM

MOBILE

DEED IN TRUST
(Indiana)

THE GRANTOR:

JOSEPHINE E. MIKA, a widow
of the County of Lake and State of Indiana, for and in
consideration of TEN (\$10.00) Dollars, and other good
and valuable consideration in hand paid,
Conveys and QUIT CLAIMS TO:

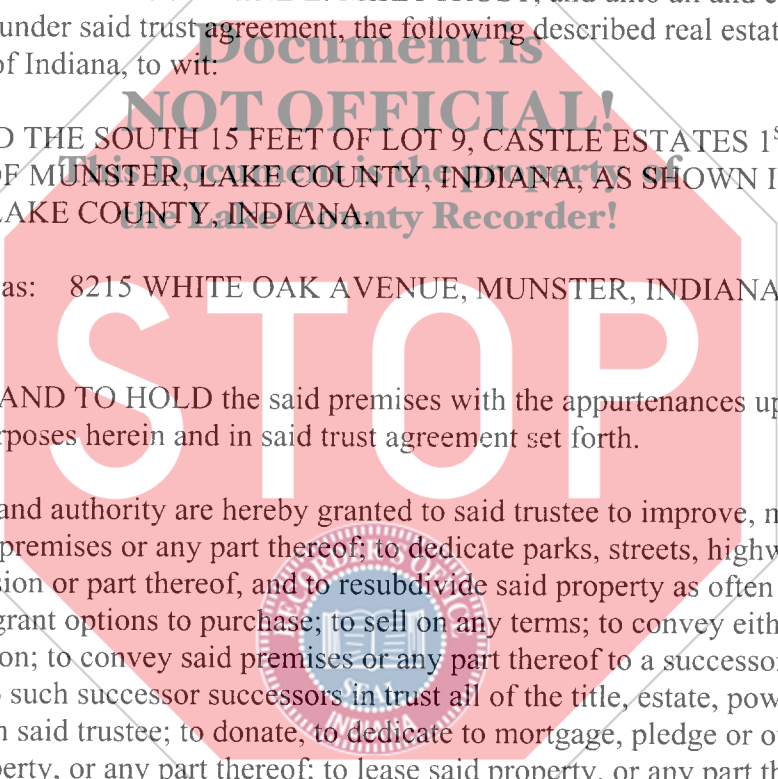
JOSEPHINE E. MIKA, as Trustee, under the provisions of a trust agreement dated the 9th day of
September, 2004, (hereinafter referred to as "said Trustee," regardless of the number of trustees),
hereinafter referred to as the JOSEPHINE E. MIKA TRUST, and unto all and every successor or
successors in trust under said trust agreement, the following described real estate in the County
of Lake and State of Indiana, to wit:

LOT 8 AND THE SOUTH 15 FEET OF LOT 9, CASTLE ESTATES 1ST ADDITION
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK
38, PAGE 80, IN LAKE COUNTY, INDIANA

Commonly known as: 8215 WHITE OAK AVENUE, MUNSTER, INDIANA 46321
Key No.

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 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 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



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 20 2004

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STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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#008974
SS

any time or times hereafter; to contract to make leases and to grant options 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 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 9th day of September, 2004.

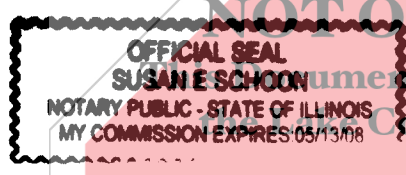
Josephine E. Mika (SEAL) _____ (SEAL)
JOSEPHINE E. MIKA

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

JOSEPHINE E. MIKA
personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 9th day of September, 2004.



Susan E. Schoon
Notary Public

THIS INSTRUMENT PREPARED BY: SCOTT R. WHEATON, ATTORNEY AT LAW
18143 Greenwood Avenue, Lansing, IL 60438

MAIL TO:
Scott R. Wheaton
18143 Greenwood Ave
Lansing IL 60438

SEND SUBSEQUENT TAX BILLS TO:
Josephine E. Mika
8215 White Oak Ave.
Munster IN 46321

