

2004 093027

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MORRIS W. KEISER
RECORDER

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DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, Jeanene L. Keiser., of the County of Lake, State of Indiana, for and in consideration of \$1.00 and other valuable considerations, receipt of which is hereby acknowledged, do hereby convey and warrant to Jeanene L. Keiser as Trustee under the provisions of a trust agreement dated the 13th day of September 2004, known as the Jeanene Keiser Revocable Trust the following described real estate in Lake County, State of Indiana, to-wit:

Parts of Lots 3, 4 and 7 in Mary E. Wood's Addition to the Town (now City) of Crown Point, as per plat thereof, recorded in Miscellaneous Record "A" page 548 in the Office of the Recorder of Lake County, Indiana, described in one tract as follows: Commencing at a point on the East line of said Lot 7, 31 feet North of the Southeast corner thereof; thence West parallel to the South line of said Lot 43 feet; thence North parallel to the East lines of said Lots to the South line of Joliet Street; thence Easterly on said South line of Joliet Street to the Northeast corner of Lot 3 aforesaid; thence South on the East lines of Lots 3, 4 and 7 aforesaid to the place of beginning.

Subject to 1978 taxes payable in 1979, and 1979 taxes payable in 1980, and any easements and restrictions of record.

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 is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to 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 99 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 anytime 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 consideration 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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 28 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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In no case shall any party dealing with said Trustee in relation to said property or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said property, 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 conveyance 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 conveyance and in said trust agreement or in any amendment thereof and is 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.

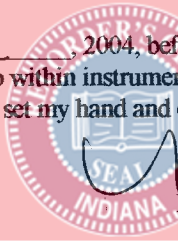
IN WITNESS WHEREOF, this Deed In Trust is executed by the aforementioned Grantor, this 13th day of September, 2004.

Jeanene L. Keiser
Jeanene L. Keiser

STATE OF INDIANA
COUNTY OF PORTER

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) SS:
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On this 13th day of September, 2004, before me, a notary public, personally appeared Jeanene Keiser, known to me to be the person whose name is subscribed to within instrument, and acknowledged that the same was executed for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Marci A. Collins
Marci A. Collins, Notary Public

My Commission Expires: 1/1/09
County of Residence: Porter

This instrument prepared by Marci A. Collins, 251 Indiana Avenue, Valparaiso, IN 46383.
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