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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 003521

2005 JAN 19 AM 9:54

MAIL TAX BILLS TO:
10816 Parrish
Crown Point, IN 46307

MICHAEL A. FRYMAN
TAX KEY NO: 11-11-32
Unit

ADDRESS OF REAL ESTATE:
10412 W. 85th Ave., Schererville, IN 46375

620046782

TRUSTEE'S DEED

This Indenture Witnesseth that Dolores Michalak, as Successor Trustee, under the provisions of that certain Trust Agreement dated the 9th day of November, 1999, and known as the Austgen Living Trust, does hereby grant, bargain, sell and convey to:

DAVID J. GROEN

of Lake County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, a certain parcel of real estate in Lake County, Indiana, to-wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence West, along the South line of said Section 21, a distance of 1,557.89 feet to the Southeast corner of a tract of land identified as Parcel 3 in a Deed in Trust recorded as Document No. 2000-029554, which point is the true Point of Beginning hereof; thence continuing West, along the South line of said Section 21, a distance of 186.55 feet to the Southwest corner of a tract of land identified as Parcel 2 in the aforesaid Deed in Trust; thence North, along the West line of said Parcel 2 and parallel with the West line of said Southeast 1/4 of the Southwest 1/4 a distance of 175.00 feet; thence East, parallel to the South line of said Section 21, a distance of 186.55 feet to a point on the East line of said Parcel 3, thence South, along the East line of said Parcel 3 and parallel to the West line of said Southeast 1/4 of the Southwest 1/4 a distance of 175.00 feet to the Point of Beginning.

This conveyance is subject to State, County and City taxes for 2003 payable in 2004 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restriction of record

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 18 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

000730

0.1 14.00
PK

CHICAGO TITLE INSURANCE COMPANY

(2)

and questions of survey. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Successor Trustee by the terms of the unrecorded Trust Agreement dated November 9th, 1999, known as the Austgen Living Trust, as well as the powers and authorities in the Deed or Deeds in Trust, delivered to the Trustee pursuant to the above described Trust Agreement.

IN WITNESS WHEREOF, Dolores Michalak, as Successor Trustee, has executed this Deed this 12th day of January, 2005.

Dolores Michalak, Successor Trustee

DOLORES MICHALAK, Successor Trustee

STATE OF INDIANA)

COUNTY OF LAKE)

Document is
NOT OFFICIAL!

ss:

This Document is the property of
the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 12 day of January, 2005, personally appeared Dolores Michalak, as Successor Trustee of the foregoing Trust Agreement, and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:
12/28/06

Brenda Sohovich

Brenda Sohovich Notary Public
Resident of Porter County, Indiana

This Document was Prepared By: John M. O'Drobinak, Attorney at Law, 5265 Commerce Drive, Suite A, Crown Point, Indiana 46307.

