

3

2005 046959

2005 JUN -8 AM 10:30

MICHAEL A. BROWN  
RECORDER

TRUSTEE'S DEED

Lake County Parcel/Key No: 2309-0309-0003

[Centier Bank, f/k/a First National Bank of Crown Point, as Trustee, to Donald J. Burrell and Alice M. Burrell, Husband and Wife]

THIS INDENTURE WITNESSETH, that CENTIER BANK<sup>1</sup>, f/k/a THE FIRST NATIONAL BANK OF CROWN POINT (hereafter referred to sometimes as "Grantor"), as Trustee under and pursuant to a Trust Agreement (hereafter, the "Trust Agreement"), dated January 31, 1978, known as Trust Number 108, for and in consideration of Ten Dollars (US \$10.00) and other good, valuable and legal consideration, the receipt and legal adequacy of which are hereby acknowledged and accepted by Grantor, hereby, quitclaims, grants, conveys, bargains, sells, assigns, transfers and delivers to DONALD J. BURRELL and ALICE M. BURRELL, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (hereafter sometimes referred to collectively as the "Grantee"), the following described real estate located in Crown Point, Lake County, Indiana (the common street address of which is, or is contiguous to, 1311 Merrillville Road, Crown Point, Indiana 46307), and all improvements, easements, buildings, structures, rights, rights-of-way, privileges, fixtures, equipment, appurtenances and other hereditaments thereon and/or relating thereto or arising thereof (hereafter, the "Real Estate"), consisting of or about 11.50 Acres, the legal description of such Real Estate of which is, as follows:

Legal Description:

All that part of lots 9, 10, 11, 14, 15 and 16, Smith's Addition of Outlots to the Town, now City, of Crown Point, as shown in Miscellaneous Record A, page 290 in Lake County, Indiana, described as follows: Part of the Northeast Quarter of Section 5, Township 34 North, Range 8 West of the 2nd P.M., described as: Commencing at a point in the center line of Merrillville Road and 709.28 feet Southwesterly of the North line of the Northeast Quarter of said Section 5 (measured along the center line of said Road), said point being 670 feet South of the North line of the Northeast Quarter of said Section 5, measured at right angles thereto; thence continuing South 19 degrees 09 minutes 30 seconds West along the center line of Merrillville Road a distance of 471.37 feet; thence North 90 degrees 00 minutes 00 seconds West to the Easterly right of way line of the Erie R.R.; thence North 29 degrees 27 minutes 00 seconds West along the Easterly right of way line of Erie R.R. 855.85 feet; thence North 90 degrees 00 minutes 00 seconds East 733.07 feet; thence South 00 degrees 00 minutes 00 seconds East 300 feet; thence North 90 degrees 00 minutes 00 seconds East 327.54 feet to the point of beginning, all in the City of Crown Point, Lake County, Indiana.

This Trustee's Deed (hereafter, the "Trustee's Deed") is executed pursuant to, and in the exercise of, the powers and authorities granted to and vested in Grantor, as Trustee, as provided under and contemplated by the terms of the Trust Agreement, and, as provided under and contemplated by the Trust Agreement, a Deed of Trust delivered by Grantee to Grantor, dated January 31, 1978, and recorded March 20, 1978, as Document No. 458964, in the Office of the Recorder of Lake County, Indiana.

This conveyance of the Real Estate by Grantor to Grantee, pursuant to and as provided under and contemplated by this Trustee's Deed, is subject to easements, restrictions of record, questions of survey, and building and zoning ordinances, now or hereafter in effect, including the following:

- (a) All real estate taxes and public assessment for public improvements relating to, and that are assessed and are a lien (or that may hereafter be assessed and become a lien) against the Real Estate, and which are or were (or may hereafter become) due and payable, together with all applicable penalties and interest, if any;

<sup>1</sup>On June 11, 1982, The First National Bank of Crown Point merged into, and was acquired by, The First Bank of Whiting. The First Bank of Whiting changed its name, after June 11, 1982, to Centier Bank. Centier Bank, f/k/a The First Bank of Whiting and f/k/a The First National Bank of Crown Point, is the successor-in-interest, by merger, of The First National Bank of Crown Point.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN - 8 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

00756

18 -  
20  
M  
54318

(b) Rights of any Government and/or the Public to that part of the Real Estate which lies or is situated in Merrillville Road, Crown Point, Lake County, Indiana;

(c) Grant of Perpetual Easement, dated June 4, 1987, from Donald J. Burrell and Alice M. Burrell to Lake County Trust Company, as Trustee under the terms and provisions of a Trust Agreement, dated June 6, 1978, and known as Trust No. 2696, of Lake County, Indiana, recorded June 26, 1987, as Document No. 924897, in the Office of the Recorder of Lake County, Indiana;

(d) Grant of Bicycle Trail and Right-of-Way Easement, dated July 3, 2003, by Donald J. Burrell and Alice M. Burrell to the City of Crown Point and its Department of Public Works, recorded July 18, 2003, as Document No. 2003-74830, in the Office of the Recorder of Lake County, Indiana;

(e) Mortgage and Security Agreement, dated January 30, 1978, comprising and constituting a mortgage (hereafter, the "Mortgage") in the principal amount of US \$460,000.00, by and from Donald J. Burrell and Alice M. Burrell to the City of Crown Point, Lake County, Indiana, recorded March 21, 1978, as Instrument No. 459155 in the Office of the Recorder of Lake County;

(f) Reservation of Southeasterly 30 feet for road purposes set forth in a Warranty Deed, recorded December 28, 1966, in Deed Record 1337, Page 464, in the Office of the Recorder of Lake County, Indiana; and,

(g) Any and all other easements (including easements for public utilities, sewer and/or drainage), restrictions, privileges, drainage tiles, ditches, feeders, laterals, swales and/or underground drain tile or pipe rights, and/or roadways, rights-of-way, building lines, building and zoning ordinances, plats and/or boundaries, if any, which relate(s) to and/or arise(s) from and/or is (are) connected with the Real Estate, and which is (are) presently of record, if any, in the Office of the Recorder of Lake County, Indiana.

Grantor Execution:

IN WITNESS WHEREOF, Centier Bank, f/k/a The First National Bank of Crown Point, as Trustee under the Trust Agreement and as Grantor hereof, a corporation, has caused this Trustee's Deed to be signed by its Vice President and Trust Officer, and attested by its Trust Operations Manager, and its corporate seal to be hereunto affixed, this 7<sup>th</sup> day of June, 2005.

CENTIER BANK, f/k/a The First National Bank of Crown Point

ATTEST:

By:

Janet Darnell  
Trust Operations Officer

By:

Christopher W. Yugo, J.D.  
Vice President and Trust Officer

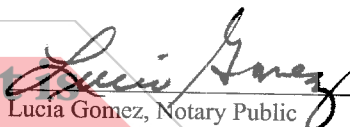
Acknowledgement:

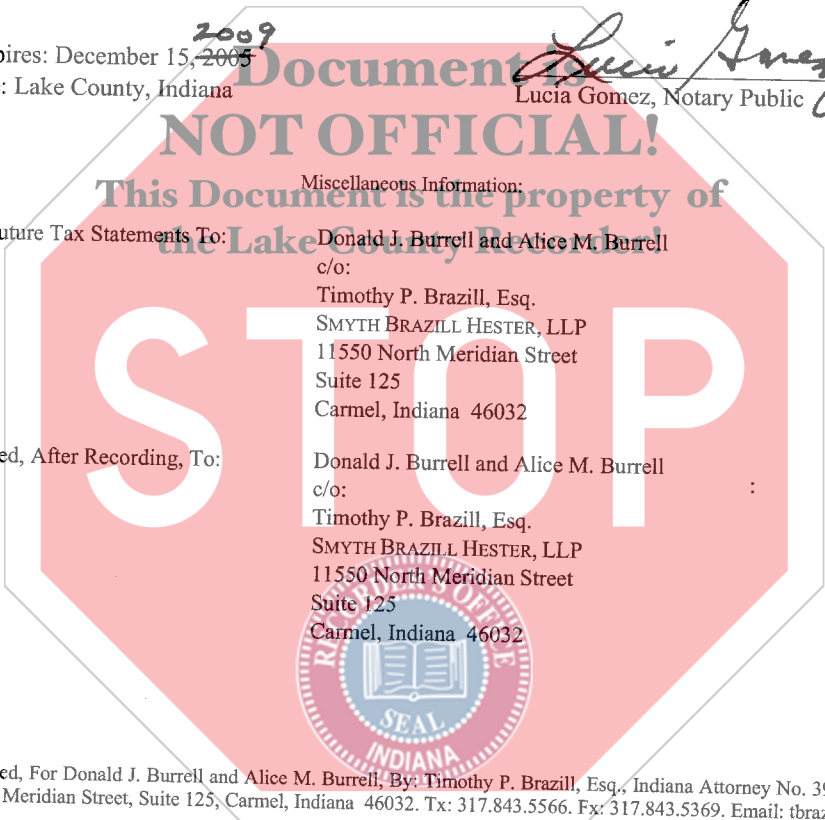
STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, this 7<sup>th</sup> day of June, 2005, personally appeared Christopher W. Yugo, Vice President and Trust Officer, and Janet Darnell, Trust Operations Officer, of Centier Bank, f/k/a The First National Bank of Crown Point, who acknowledged the execution of the foregoing Trustee's Deed as the free and voluntary act of Centier Bank, f/k/a The First National Bank of Crown Point, and as their free and voluntary act, acting for Centier Bank, f/k/a The First National Bank of Crown Point, and as Trustee under the Provisions of a Trust Agreement, dated January 31, 1978, known as Trust Number 108, and who, having been duly sworn, stated that any representations therein contained are true.

Given under and witness my hand and Notarial Seal, this 7<sup>th</sup> day of June, 2005.

My Commission Expires: December 15, ~~2005~~<sup>2009</sup>  
County of Residence: Lake County, Indiana

  
Lucia Gomez, Notary Public



Miscellaneous Information:  
Send Future Tax Statements To: Donald J. Burrell and Alice M. Burrell  
c/o:  
Timothy P. Brazill, Esq.  
SMYTH BRAZILL HESTER, LLP  
11550 North Meridian Street  
Suite 125  
Carmel, Indiana 46032

Send This Trustee's Deed, After Recording, To: Donald J. Burrell and Alice M. Burrell  
c/o:  
Timothy P. Brazill, Esq.  
SMYTH BRAZILL HESTER, LLP  
11550 North Meridian Street  
Suite 125  
Carmel, Indiana 46032

This Trustee's Deed Prepared, For Donald J. Burrell and Alice M. Burrell, By: Timothy P. Brazill, Esq., Indiana Attorney No. 3978-49, SMYTH BRAZILL HESTER, LLP, 11550 North Meridian Street, Suite 125, Carmel, Indiana 46032. Tx: 317.843.5566. Fx: 317.843.5369. Email: tbrazill@sbhnet.com.