

2006 020454

LAKE COUNTY  
FILED FOR RECORD

2006 MAR 10 PM 1:58

DEED IN TRUST MICHAEL J. BROWN  
RECORDER

THIS INDENTURE WITNESSETH, that the Grantor **MARY BICANIC** for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to **MARY BICANIC as Trustee, under the provisions of the MARY BICANIC LIVING TRUST, DATED MARCH 10, 2006**, the following described real estate, to-wit:

Lot 25, Block 1 in Kaplan's Turner Meyn Park, a resubdivision of part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian, in the city of Hammond, as shown in plat Book 20, page 4, in Lake County, Indiana.

Key number: 26-34-0212-0025

Commonly known as: 6545 Marshall Ave., Hammond, Indiana 46323

Mail Tax Statements to Mary Bicanic, Trustee, 6545 Marshall Ave., Hammond IN 46232

to have and to hold the real estate with all improvements, upon the trusts, and for the uses and purposes set forth herein and in the Trust Agreement.

The Trustees shall have full power and authority to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part hereof, and to resubdivide the real estate 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 the real estate or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the real estate, 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 terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, 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 the real estate or any part thereof, and to deal with the real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at anytime or times hereafter.

In no case shall any party dealing with the Trustees or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustees, or any successor in trust in relations to the 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 the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that the Trustees, or any successor in trust, 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 the 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.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

005413

MAR 10 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

*MB*  
*1802*  
*6517*  
*B*

This conveyance is made upon the express understanding and condition that **MARY BICANIC**, individually, or as Trustee, nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this Deed or the Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the Trustees in connection with the real estate may be entered into in the name of the then beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustees, in their names as Trustees of an express trust and not individually (and the Trustees shall have no obligation whatsoever, with respect to any contract, obligation or indebtedness, except only so far as the Trust Property and funds in the actual possession of the Trustees shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition for the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement 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 any other disposition of the 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 the real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest **MARY BICANIC**, as Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

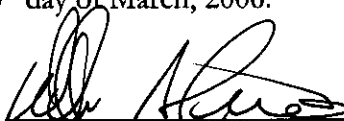
IN WITNESS THEREOF, the Party hereto has set his hand and seal on the 10<sup>th</sup> day of March, 2006.

  
\_\_\_\_\_  
**MARY BICANIC**

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, **MARY BICANIC** personally known to me to be the same person whose name is subscribed to the foregoing Instrument and personally known to me, and acknowledged that she signed, sealed and delivered the said Instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of March, 2006.

Signed:   
\_\_\_\_\_  
William G. Crabtree II (Notary Public)

My Commission Expires: 01/14/2008  
My County of Residence: Lake

This instrument prepared by and return after recording to:  
WILLIAM G. CRABTREE II  
Attorney I.D. Number 16014-45  
222 Indianapolis Blvd., Ste. 102  
Schererville, Indiana 46375  
Telephone: 219/864-3700



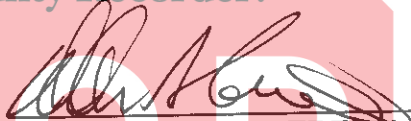
Declaration

I, William G. Crabtree, the undersigned preparer of the foregoing Deed In Trust, in accordance with IC 36-2-7.5-5, do hereby affirm under penalties for perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security Numbers; and,
2. I have redacted, to the extent permitted by law, each Social Security Number in the foregoing Deed In Trust.

I William G. Crabtree II, affirm under the penalties for perjury, that the foregoing declarations are true.

Dated this 10<sup>th</sup> day of March, 2006



WILLIAM G. CRABTREE II  
Indiana Attorney Number: 16014-45

