

QUIT CLAIM  
DEED IN TRUST

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 024557

2006 MAR 24 PM 1:47

MICHAEL A. BROWN  
RECORDER

The Grantor(s), **WILLIAM E. FLANAGAN, JR.** and **MARY MARGARET FLANAGAN**, as joint tenants with rights of survivorship of the County of Lake, State of Indiana, in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration paid, convey(s) and quit-claim(s) unto **MARY MARGARET FLANAGAN**, Trustee of the **MARY MARGARET FLANAGAN REVOCABLE LIVING TRUST** dated the 13<sup>th</sup> day of MARCH, 2006, the following described real estate situated in Lake County, and State of Indiana, to-wit:

Lot 15, except 66.32 feet, by parallel lines, off the entire West side thereof, and, that part of Lot 14, lying West of a line drawn parallel with and 31 feet West of the East Line of said Lot 14 in Schilling's 3<sup>rd</sup> Addition to Dyer, as per plat thereof, recorded October 26, 1959 in Plat Book 33 page 70, in the Office of the Recorder of Lake County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAR 23 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

NOT OFFICIAL!

Property Address: 929 Quinn Place, Dyer, IN 46311

Key No. 14-72-14

\*\*\*Reserves Life Estate\*\*\*

To have and to hold the real estate with the appurtenances attached thereto upon the trusts and for the uses and purposes stated herein and in the Trust Agreement.

Full power and authority is hereby granted to the Trustee(s) with respect to the real estate or any part or parts of it, and at any time or times to: subdivide and resubdivide; dedicate parks, streets, highways or alleys; vacate any subdivision or part thereof; contract to sell; grant options to purchase, sell and convey on any terms, with or without consideration; convey to a successor or successors in trust; grant to each successor or successors all of the title, estate, powers and authorities vested in the Trustee(s); donate; dedicate; mortgage, pledge or otherwise encumber it; execute leases in possession or reversion, to commence in the present or in the future on any terms and for any period of time, not exceeding 198 years; renew or extend leases upon any terms and for any periods of time; amend, change or modify leases; contract to execute leases; grant options to lease and options to renew leases; grant options to purchase the whole or any part of the reversion; contract with respect to the manner of fixing the amount of present or future rentals; partition or exchange it for other real or personal property; grant easements or charges of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to it; and to deal with in every way and for such other considerations as would be lawful for any person owning it even though different from the ways above specified.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom it or any part shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee(s) be obligated to see the application of any purchase money, rent, or money borrowed or advanced on the trust property or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee(s), or be obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee(s) in relation to the trust property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, or other instrument, that: (a) at the time of delivery thereof, the trust created hereby and by the trust agreement was in full force and effect; (b) such conveyance or other instrument was executed in accordance with the

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trusts, conditions, and limitations contained herein and in the trust agreement and any amendment thereof and is binding on all beneficiaries; (c) the Trustee(s) was duly authorized to execute and deliver every 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 the trust.

The interest of every beneficiary 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 dispositions of the trust property, and such interest shall be personal property. No beneficiary shall have any legal or equitable title or interest in or to the trust property, but only an interest in the earnings, avails and proceeds thereof.

If the title to any of the trust property is now or hereafter registered, the County Recorder is directed not to record or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 13<sup>th</sup> day of MARCH, 2006.

William E. Flanagan, Jr. (Seal)  
WILLIAM E. FLANAGAN, JR.

Mary Margaret Flanagan (Seal)  
MARY MARGARET FLANAGAN

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM E. FLANAGAN, JR. and MARY MARGARET FLANAGAN, as joint tenants with rights of survivorship**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13<sup>th</sup> day of MARCH, 2006.

Commission Expires: 10-31-08



Peter B. Canalia  
NOTARY PUBLIC

Prepared By: Peter B. Canalia  
18525 Torrence Avenue, Lansing IL 60438

RECORD & RETURN TO:

Peter B. Canalia, Attorney  
18525 Torrence Avenue  
Lansing IL 60438

MAIL TAX BILL TO: Grantee's Address

MARY MARGARET FLANAGAN  
929 Quinn Place  
Dyer, IN 46311

wt/n'swork/flanagan\deedintr

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



*Peter B. Canalia*

Signature of Declarant

PETER B. CANALIA

Printed Name of Declarant