

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 100140

2007 DEC 26 AM 8:38

MAIL TAX BILLS TO:  
Dorothy Huseman, Trustee  
318 Amber Lane  
Lowell, IN 46356

MICHAEL A. BROWN  
TAX RECORDER See Attached

ADDRESS OF REAL ESTATE  
See Attached

**TRUSTEE'S DEED IN TRUST**

THIS INDENTURE WITNESSETH, that the Grantor, Dorothy Huseman, who reserves a life estate unto herself as an individual, as Trustee, of the Huseman Living Trust dated June 5, 1991, and any Amendments thereto, 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, conveys and warrants to Dorothy Huseman and Ruth Nowak, as Trustees, under the provisions of the HUSEMAN LIVING TRUST DATED NOVEMBER 21, 2007, the following described real estate in Lake County, Indiana, to-wit:

See Attached

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

Grantor hereby reserves unto herself a life estate in and to the profits, use and possession of the above described real estate for the rest of her life.

The Trustee 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 thereof, 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 the terms and provisions thereof at any time or times hereafter, to

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 21 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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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, 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 owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee 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 relation 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Dorothy Huseman, 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 she or her 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 Trustee in connection with

the real estate may be entered into in the name of the then beneficiaries under the Trust Agreement as her attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in her own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever, with respect to any such contract, obligation or indebtedness, except only so far as the Trust Property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

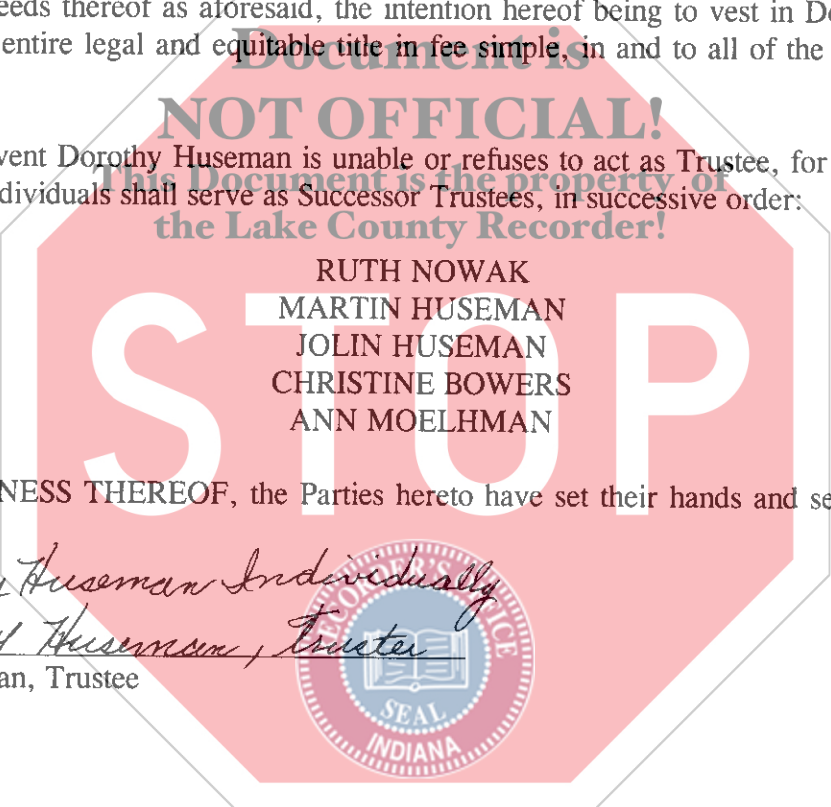
The interest of each and every beneficiary hereunder and under the Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the real estate, and such interest is hereby declared to be personal 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 in Dorothy Huseman, as Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

In the event Dorothy Huseman is unable or refuses to act as Trustee, for any reason, then the following individuals shall serve as Successor Trustees, in successive order:

RUTH NOWAK  
MARTIN HUSEMAN  
JOLIN HUSEMAN  
CHRISTINE BOWERS  
ANN MOELHMAN

IN WITNESS THEREOF, the Parties hereto have set their hands and seal on November 21, 2007.

*Dorothy Huseman Individually*  
*Dorothy Huseman, Trustee*  
Dorothy Huseman, Trustee



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

I, Gloria J. O'Drobinak, a Notary Public in and for said County and State, do hereby certify that Dorothy Huseman, Trustee, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial Seal on November 21, 2007.

My Commission Expires:

11-28-2009

*Gloria J. O'Drobinak*  
Gloria J. O'Drobinak, Notary Public  
Resident of Lake County, IN

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

*John M. O'Drobinak*  
John M. O'Drobinak

Document Prepared By: John M. O'Drobinak, Attorney at Law, 5265 Commerce Drive, Suite A, Crown Point, Indiana 46307, (219) 738-2292



Key Nos: 29 04 0183 0003  
04 05 0042 0002, 3 & 6

Parcel 1: Lot 3, Meadowbrook Phase 1, in Lowell, an Addition to the Town of Lowell, Lake County, Indiana, as shown in plat Book 71, page 49, in Lake County, IN. Address: 318 Amber Lane, Lowell, IN 46356

Parcel 2: The Northwest Quarter of the Northwest Quarter except the West 100 feet thereof of Second Three (3), Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., containing 36 acres, more or less; and

Parcel 3: The East Half of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 3, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., described as follows; Commencing at a point 100 feet East and 656 feet North of the Southwest corner thereof, thence Southeasterly to a point on the South line of said quarter quarter section, which point is 180 feet East of the said Southwest corner of said Southwest Quarter of the Northwest Quarter of said Section 3, thence East on the South line of said quarter quarter section to the Southeast corner thereof, thence North on the East line of said quarter quarter section to the Northeast corner thereof, thence West on the North line of said quarter quarter section to a point 100 feet East of the Northwest corner thereof, thence South on a line parallel to the West line of said quarter quarter section to the place of beginning;

EXCEPTING THEREFROM a parcel of land in the Southwest Quarter of the Northwest Quarter of Section 3, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Eagle Creek Township, Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 49 minutes 53 seconds East, 180.00 feet to the point of beginning; thence continuing North 89 degrees 49 minutes 53 seconds East, 450.83 feet; thence North 1 degree 24 minutes 00 seconds West, 1308.79 feet to the North line of said Southwest Quarter of the Northwest Quarter; thence South 89 degrees 40 minutes 02 seconds West, 537.54 feet to the East line of the West 100.0 feet of said Southwest Quarter of the Northwest Quarter; thence South 1 degree 41 minutes 19 seconds East, along said East line, 654.78 feet to a point on said East line that is 656.00 feet North of the South line of said Northwest Quarter; thence South 8 degrees 37 minutes 00 seconds East, 662.96 feet to a point on said South line that is 180.00 feet East of the Southwest corner of said Northwest Quarter, said point being the point of beginning; and ALSO EXCEPTING THEREFROM A parcel of land in the Southwest quarter of the Northwest quarter of Section 3, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Lake County, Indiana, described as follows; Commencing at the Southwest corner of said Northwest quarter; thence North 89 degrees 49 minutes 53 seconds East, along the South line of said Northwest quarter, 846.00 feet to the point of beginning; thence continuing North 89 degrees 49 minutes 53 seconds east, along said South line, 380.06 feet; thence North 0 degrees 10 minutes 07 seconds West 573.00 feet; thence South 89 degrees 49 minutes 53 seconds West, 380.00 feet; thence South 0 degrees 10 minutes 07 seconds East 573.00 feet to the point of beginning;

