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2008 004312

2008 JUN 17 10:32

MICHAEL ALBROWN  
RECORDER

**TRUSTEE'S DEED**

*Jax No. 17-04-0044-0042, No. 17-04-0044-0041, No. 17-04-0044-0058*

THIS INDENTURE WITNESSETH, That **THE CHARLES E VAN NADA TRUST AGREEMENT DATED MAY 26, 1999**, GRANTOR. of LAKE County in the State of INDIANA, CONVEYS to **ERIC FRED BECKMAN, GRANTEE**, of WILL County in the State of ILLINOIS, as GRANTEE, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

**PARCEL 1: LOT NO. TWENTY-FOUR (24) AND PART OF LOT NO. TWENTY-SEVEN (27), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF UNION ADDITION TO**

**SEE LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF**

**COMMONLY KNOWN AS: 123 UNION, LOWELL, INDIANA 46356**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2007 TAXES PAYABLE 2008, 2008 PAYABLE 2009, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 10 day of January, 2008

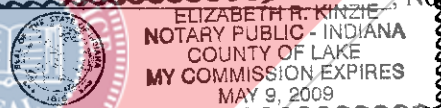
*Donald L. Hawkins*  
DONALD L. HAWKINS, SUCCESSOR TRUSTEE

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of January, 2008, personally appeared: **DONALD L. HAWKINS, SUCCESSOR TRUSTEE** 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: 5/9/09  
Resident of Lake County

Signature *Elizabeth R. Kinzie*  
Printed \_\_\_\_\_ Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_, personally appeared: \_\_\_\_\_ 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: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature \_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by: **PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **ERIC FRED BECKMAN**  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **123 UNION, LOWELL, INDIANA 46356**  
SEND TAX BILLS TO: **ERIC FRED BECKMAN 123 UNION, LOWELL, INDIANA 46356**

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.

Signature of Preparer *Elizabeth Kinzie*  
Name of Preparer ELIZABETH KINZIE

COMMUNITY TITLE COMPANY  
FILE NO L 39080

JULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 15 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

000435

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LOWELL, IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN MISCELLANEOUS RECORD "A", PAGE 504 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF UNION STREET AT A POINT 214.50 FEET, SOUTH OF ORIGINAL CENTER LINE OF COMMERCIAL AVENUE; THENCE EAST PARALLEL WITH THE CENTER LINE OF COMMERCIAL AVENUE AND 214.50 FEET DISTANT, A DISTANCE OF 165 FEET; THENCE SOUTH 87.05 FEET; THENCE WEST 165 FEET TO THE EAST LINE OF UNION STREET; THENCE NORTH 87.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL II: LOT NO. 23, UNION ADDITION TO LOWELL, COMMENCING 1 ROD SOUTH OF THE SOUTHEAST CORNER OF LOT NO. 22, IN SAID UNION ADDITION; THENCE SOUTH 4 RODS; THENCE WEST 3 RODS; THENCE NORTH 4 RODS; THENCE EAST 3 RODS TO THE PLACE OF BEGINNING.

PARCEL III: THE NORTH 88 FEET OF A ROAD DESCRIBED AS FOLLOWS: A ROAD 25 FEET WIDE, THE CENTER LINE OF SAID ROAD COMMENCING AT A POINT  $12 \frac{1}{2}$  FEET EAST OF THE NORTHEAST CORNER OF LOT 23, UNION ADDITION TO LOWELL; THENCE 6 DEGREES 3 CHAINS 25 LINKS ALONG THE EAST LINE OF SAID LOT 23; THENCE DEFLECTING TO THE LEFT ANGLE OF 52 DEGREES 20 MINUTES A DISTANCE OF 2.19 CHAINS; THENCE DEFLECTING TO THE RIGHT AT AN ANGLE OF 38 DEGREES 10 MINUTES TO THE NORTH LINE OF OAKLEY AVENUE, SAID ROAD BEING THE SAME LAND CONVEYED DATED MAY 17, 1911, RECORDED IN DEED RECORD 170, PAGE 162, AND BEING A PART OF LOT NO. 28.

PARCEL IIII: A PART OF LOT 27, UNION ADDITION TO LOWELL, DESCRIBED AS: COMMENCING AT A POINT 165 FEET EAST OF THE NORTHWEST CORNER OF LOT 27; THENCE EASTERLY TO A POINT ON THE EAST LINE OF LOT 27, WHICH POINT IS 22 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 23, UNION ADDITION; THENCE NORTH ON THE EAST LINE OF LOT 27 TO THE SOUTHEAST CORNER OF LOT 23, THENCE WEST ON THE SOUTH LINE OF LOT 23 TO THE EAST LINE OF LOT 24, UNION ADDITION; THENCE SOUTH ON SAID EAST LINE OF LOT 24 TO THE PLACE OF BEGINNING.

