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2008-09-02 10:31

**DEED IN TRUST**

**THIS INDENTURE WITNESSETH** that Wayne Sheaffer, ("Grantor") of Lake County, in the State of Indiana, **CONVEYS AND WARRANTS** to Lake County Trust #5448 of Lake County, in the State of Indiana, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot Numbered 39 and 40, Block 14 as shown on the recorded plat of Ridgewood Addition to Griffith recorded in Plat Book 2 page 80 in the Office of the Recorder of Lake County, Indiana.

Key No.: 001-15-26-0151-0039 45-0151-457-0.0 000-000

Commonly known as: 130 N. Lindberg, Griffith, Indiana 46319

Subject to all covenants, conditions, easements, agreements, limitations, and restrictions of record.

Subject to real estate taxes for 2006 payable in 2007 together with delinquency and penalty if any, and all real estate taxes due and payable thereafter.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options to purchase, to execute contracts 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 such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and terms and provision thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of 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 title to said 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.



HOLD FOR MERIDIAN TITLE CORP.

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MT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**015521**

SEP 02 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said Trustee or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

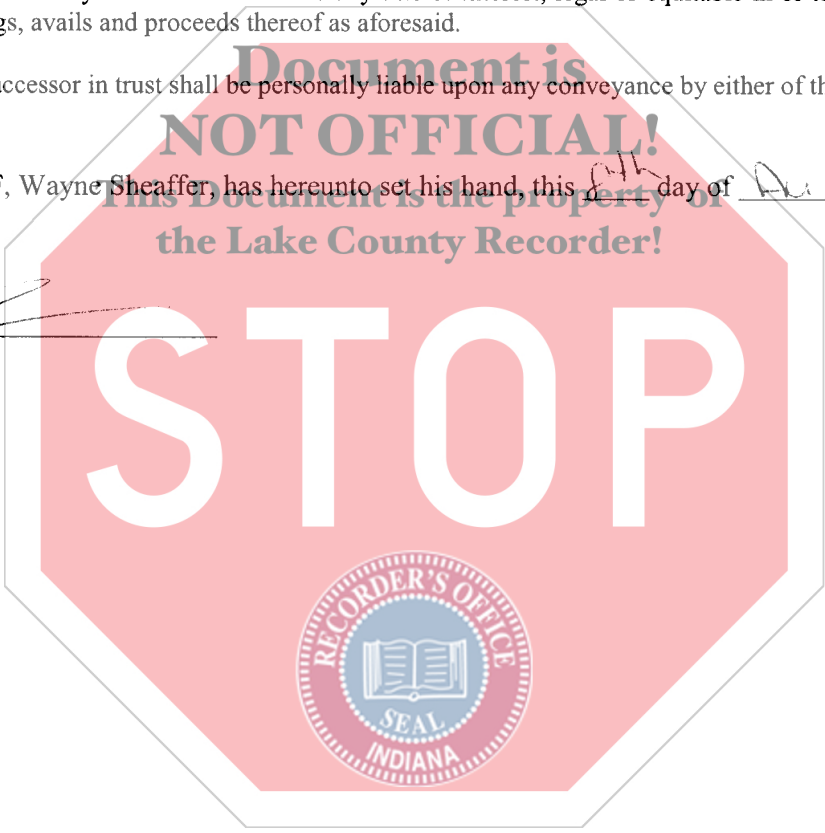
(a.) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b.) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c.) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 disposition of said 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 said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Neither said Trustee or his successor in trust shall be personally liable upon any conveyance by either of them.

IN WITNESS WHEREOF, Wayne Sheaffer has hereunto set his hand, this 8th day of August 2008.

  
Wayne Sheaffer



STATE OF INDIANA )  
 ) SS  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 8<sup>th</sup> day of August, 2008 personally appeared Wayne Sheaffer, 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: 02/08/2011

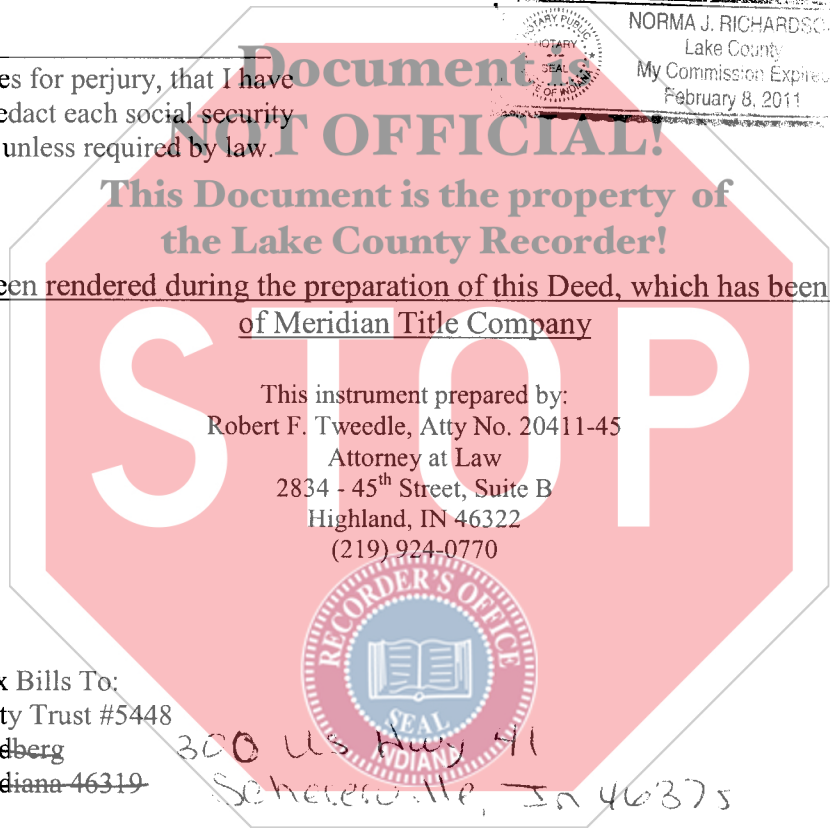
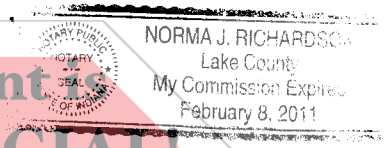
Signature: *Norma J. Richardson*

Printed: Norma J. Richardson, Notary Public

Resident of Lake County

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.

Norma J. Richardson



No legal opinion has been rendered during the preparation of this Deed, which has been prepared at the request of Meridian Title Company

This instrument prepared by:  
Robert F. Tweedle, Atty No. 20411-45  
Attorney at Law  
2834 - 45<sup>th</sup> Street, Suite B  
Highland, IN 46322  
(219) 924-0770

Return Deed and Mail Tax Bills To:  
Grantee: Lake County Trust #5448  
130 N. Lindberg  
Griffith, Indiana 46319

300 US Hwy 41  
Schererville, IN 46375