

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 056204

2009 AUG 14 PM 12:50

MICHAEL A. BROWN  
RECORDER

Mail Tax Bills to:  
10564 Woodmar Ln.  
St. John, IN 46373

Grantee Address:  
10564 Woodmar Ln.  
St. John, IN 46373

**DEED INTO TRUST**

THIS INDENTURE WITNESSETH that **EDWARD T. RYAN AND CARMELLA RYAN, HUSBAND AND WIFE**, of Lake County, State of Indiana ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to **EDWARD T. RYAN AND CARMELLA E. RYAN, AS CO-TRUSTEES OF THE RYAN FAMILY TRUST U/T/A DATED MARCH 3, 1993, AS AMENDED**, the following described real estate in Lake County, Indiana, to-wit:

THE WEST 79.63 FEET OF LOT 5 IN WESTON RIDGE COTTAGE HOMES, A PLANNED UNIT DEVELOPMENT, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 81, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

commonly known as 10564 Woodmar Ln., St. John, IN 46373

In the event of the resignation or incapacity of either Edward T. Ryan or Carmella E. Ryan as Co-Trustee, then the survivor of them shall act as sole Trustee. In the event of the resignation or incapacity of both Edward T. Ryan and Carmella E. Ryan, then Jennifer Buss, as successor Trustee, or any other successor Trustee, shall become without any further act, deed or conveyance vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the 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 the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

{File: 00125185.DOC}

18<sup>00</sup>  
6032

003922

Rm

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 14 2009

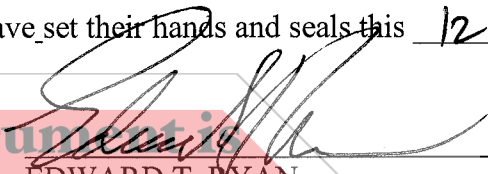
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

PTS

Neither the Co-Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

This deed is delivered without payment of actual valuable consideration and the Grantee is a trustee of a trust created by a written instrument established by the Grantor for estate planning purposes.

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 12 day of August, 2009.



EDWARD T. RYAN



CARMELLA RYAN

Document is  
**NOT OFFICIAL**  
This Document is the property of  
the Lake County Recorder!

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Edward T. Ryan and Carmella Ryan and acknowledged the execution of this instrument this 12 day of August, 2009.

My Commission Expires: 02/27/2016

County of Residence: Lake



Victor H. Prasco, Notary Public

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. Victor H. Prasco

This Instrument prepared by:

Victor H. Prasco, Attorney at Law, 9191 Broadway, Merrillville, IN 46410