STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

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2009 DEC -2 PM 3: 52

MICHAEL A. BROWN RECORDER

MAIL TAX BILLS TO:

TAX KEY NUMBER: 45-24-28-177-010.000-007

Karen Grieser

2142 Crestway Court ← Grantee's address

Belvidere IL 61008

45-24-28-177-011.000-007

ADDRESS OF PROPERTY:

23220 Filmore Street Shelby IN 46377

PERSONAL REPRESENTATIVE'S DEED

Karen Grieser, as Co-Personal Representative of the Estate of James William Hall, Deceased, which Estate is under the supervision of the Lake Circuit Court, Lake County, Indiana, under Cause Number 45CO1-0808-ES-162, by virtue of the Decedent's Last Will and Testament, for good and sufficient consideration, conveys to:

Karol Dostalik, an undivided 25% interest, Karen Grieser, an undivided 25% interest, James K. Hall, an undivided 25% interest, and Keith Hall, an undivided 25% interest,

as Tenants in Common

the following described Real Estate in Lake County, Indiana, to-wit:

Parcel 1: The East 190 feet of the South 110 feet of the West 400 feet of the North Half of the South Half of the Southeast Quarter of the Northwest Quarter of Section 28, Township 32 North, Range 8 West of the 2nd P.M., in Lake County, Indiana. Parcel No. 45-24-28-177-010.000-007

Parcel 2: Lot One (1) and the North 25 feet of Lot Two (2), Block Three (3), Village of Shelby, as shown in Plat Book 2, page 7, in Lake County, Indiana, together with the improvements thereon situated. Parcel No. 45-24-28-177-011.000-007

On February 9, 2009, the Lake Circuit Court, under Cause No. 45C01-0808-ES-162, determined the possessory right of Lois Hall in and to the above described real estate, by interpreting the Last Will and Testament of the Decedent. The rights of Lois Hall to any interest in the above real estate are governed by the terms of such Order, which is attached hereto, made a part hereof, and fully incorporated herein.

> DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> > NOV 18 2009

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 01404

This conveyance is subject to State, County and City taxes for 2009 payable in 2010, and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances; easements; restrictions of record and questions of survey and all zoning ordinances now or hereafter in effect. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Karen Grieser, as Co-Personal Representative of the Estate of James William Hall, deceased, has hereunto set his hand and seal on Karen Grieser, Co-Personal Representative of the Estate of James William Hall, deceased

STATE OF ILLINOIS)

COUNTY OF GOLD) SS: Docur

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Grieser, as Co-Personal Representative of the Estate of James Will Hall, Deceased, and acknowledged the execution of the foregoing Deed to be her voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and seal on _____

, 2009.

My Commission Expires:

"OFFICIAL SEAL" Shelley A. Johnson

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7-26-10

This instrument was prepared by John M. O'Drobinak, Attorney at Law, 5265 Commerce Drive, Suite, Crown Point, Indiana 46307.

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

STATE OF INDIANA		IN THE LAKE CIRCUIT COURT
	SS:	SITTING AT
COUNTY OF LAKE		CROWN POINT, INDIANA
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IN THE MATTER OF THE	ESTATE OF	
	MAR 05 2009)
JAMES WILLIAM HALL,	Library 2) ESTATE NO. 45C01-0808-ES-162
DECEASED	0 000	l)va
J.	SUERK LAKE CIRCUIT CO	WAT
	JAKE CHOOM	

NUNC PRO TUNC ORDER

Cause having come before the Court on Petition for Court's Interpretation of Decedent's Last Will and Testament and for Instructions Thereon. Petitioner appears in person and by Counsel, John M. O'Drobinak; Decedent's Spouse, Lois Hall, appears pro se. Cause submitted, evidence and arguments heard and the Court being duly advised in the premises herein, **ORDERS**,

ADJUDGES AND DECREES OF OFFICIAL!

- 1. That the Decedent's Will granted his surviving spouse a right of occupancy, which grants her the right to reside in the home during her life. In the event the surviving spouse chooses to exercise her right of occupancy, upon her death, the real estate shall become the sole property of the Decedent's children as set forth in his Last Will and Testament.
- 2. However, in the event the surviving spouse chooses not to exercise her right of occupancy, the Will specifies that the property is to be sold and the proceeds be divided with one-half given to the surviving spouse, Lois Hall; with the remaining one-half to be divided equally among the Decedent's children as set forth in his Will.
- 3. That the Court having found that the Decedent's Will granted the surviving spouse a right of occupancy, she should not be burdened with all of the expense associated with maintaining the real estate in the event she chose to exercise her right of occupancy and reside in the home for

MAR 6 - 2009

Homes R. Shelper CLERK LAKE CIRCUIT COURT

the remainder of her life. However, the surviving spouse should pay all utilities and other such expenses associated with her occupancy, including but not limited to, property and liability insurance. All major repairs or improvements shall be paid by the Decedent's children. However, in the event the major repairs or improvements are due to the negligence of the surviving spouse, she shall pay the cost thereof. One-half of the real estate taxes shall be paid by the surviving spouse and one-half by the children of the Decedent. However, in the event there are major improvements made to the real estate and paid for by the Decedent's children, and the surviving spouse at any time subsequent thereto chooses to relinquish her right of occupancy and sell the real estate, the Decedent's children shall be entitled to a credit for the amount of the major improvements.

All of which is so found and recommended this day of Male 2009. Nunc pro the Lake Count tune as of February 5, 2009. Probate Commissioner, Lake Circuit Court 2009. Nunc pro tune as of All of which is ordered this day of February 9, 2009. Judge, Lake Circuit Court GERTIFICATION OF CLERK As legal custodian I hereby certify that the above and foregoing is a true and complete copy of the giginal on file with this effice in the cause stated thereon. Wyings my hand and the seal