

**MAIL TAX BILLS TO:  
AND GRANTEE'S ADDRESS:**

Karen S. Eck, Trustee  
14451 N. 950 W.  
DeMotte, IN 46310

**TAX KEY NO.** 45-16-05-178-022-000-042

**ADDRESS OF REAL ESTATE**

1107 N. Main Street  
Crown Point, IN 46307

**DEED IN TRUST**

THIS INDENTURE WITNESSETH, that the Grantor, Karen S. Eck, formerly Karen S. Hoffman, a/k/a Karen Hoffman, of DeMotte, Lake, Indiana, who hereafter reserve a life estate unto herself, 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, convey and warrant to Raymond A. Eck and Karen S. Eck, as Trustees, under the provisions of the Eck Living Trust, dated December 19, 2005, the following described real estate in Lake County, Indiana, to-wit:

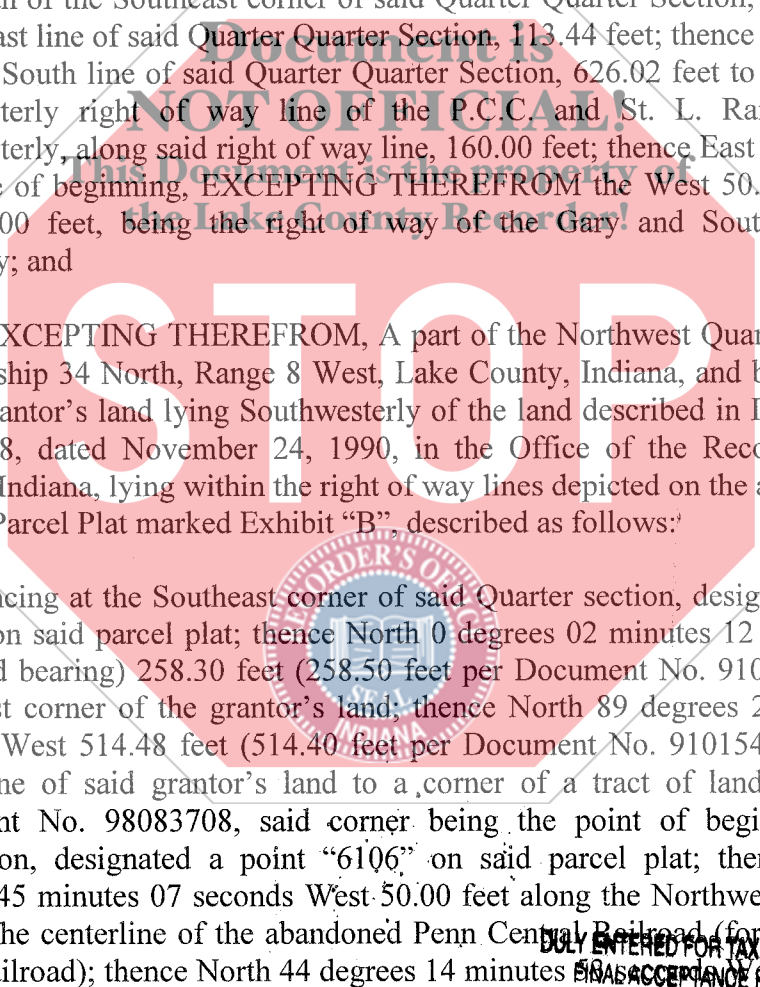
A part of the Southeast Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 8 West of the Second Principal Meridian, in the City of Crown Point, Lake County, Indiana, described as follows: Beginning at a point 258.30 feet North of the Southeast corner of said Quarter Quarter Section; thence North, on the East line of said Quarter Quarter Section, 113.44 feet; thence West, parallel with the South line of said Quarter Quarter Section, 626.02 feet to a point in the Northeasterly right of way line of the P.C.C. and St. L. Railway; thence Southeasterly, along said right of way line, 160.00 feet; thence East 514.40 feet to the place of beginning, EXCEPTING THEREFROM the West 50.00 feet of the East 90.00 feet, being the right of way of the Gary and Southern Railway Company; and

ALSO EXCEPTING THEREFROM, A part of the Northwest Quarter of Section 5, Township 34 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying Southwesterly of the land described in Document No. 91015448, dated November 24, 1990, in the Office of the Recorder of Lake County, Indiana, lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows:

Commencing at the Southeast corner of said Quarter section, designated as point "6004" on said parcel plat; thence North 0 degrees 02 minutes 12 seconds West (assumed bearing) 258.30 feet (258.50 feet per Document No. 91015448) to the Southeast corner of the grantor's land; thence North 89 degrees 22 minutes 52 seconds West 514.48 feet (514.40 feet per Document No. 91015448) along the South line of said grantor's land to a corner of a tract of land described in Document No. 98083708, said corner being the point of beginning of this description, designated a point "6106" on said parcel plat; thence South 45 degrees 45 minutes 07 seconds West 50.00 feet along the Northwest line of said tract to the centerline of the abandoned Penn Central Railroad (former P.C.C. & St. L. Railroad); thence North 44 degrees 14 minutes 51 seconds East 111.11 feet

91015448  
MAR 19 AM 9:17  
RECORDED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD



DULY ENTERED FOR TAXATION SUBJECT TO  
SINGLE ACCEPTANCE FOR TRANSFER

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MAR 18 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

along the centerline of said abandoned railroad; thence North 45 degrees 45 minutes 07 seconds East 36.93 feet; thence South 48 degrees 55 minutes 03 seconds East 160.53 feet to the point of beginning and containing 0.160 acres, more or less.

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 Trustees 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 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 Trustees 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, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Raymond A. Eck or Karen S. Eck, individually, or as Trustees, nor their successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their 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 Trustees in connection with the real estate may be entered into in the name of the then beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustees, in their own names, as Trustees of an express trust and not individually (and the Trustees 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 Trustees 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 Raymond A. Eck and Karen S. Eck, as Trustees, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

In the event either Raymond A. Eck or Karen S. Eck is unable or refuses to act as Trustee, for any reason, then the other shall be permitted to continue to serve as Trustee solely. In the event both Raymond A. Eck and Karen S. Eck are unable or refuse to act as Trustee, for any reason, then the following individuals shall serve as Successor Trustees, in successive order:

DANIEL S. HOFFMAN and THOMAS A. HOFFMAN, or the Survivor  
VALERIE L. FASE

IN WITNESS THEREOF, the Party hereto has set her hand and seal on February 23, 2010.

Karen S. Eck

Karen S. Eck, formerly  
Karen S. Hoffman,  
a/k/a Karen Hoffman

STATE OF INDIANA     )  
                                  )     SS  
COUNTY OF LAKE     )

I, Mardell Rodriguez, a Notary Public in and for said County and State, do hereby certify that Karen S. Eck, personally known to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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 February 23, 2010.

*Mardell Rodriguez*  
Mardell Rodriguez, Notary Public  
My Commission Expires: 10-14-2017  
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

