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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 076970

2010 DEC 29 PM 12:31

MICHELLE S. BAUMAN
RECORDER

<u>Mail Tax Bills to:</u>	<u>Grantee Address:</u>	<u>Parcel No.</u>
942 Ryan Ct. Crown Point, IN 46307	942 Ryan Ct. Crown Point, IN 46307	45-16-18-204-003.000-042

TRUSTEE'S DEED INTO TRUST

THIS INDENTURE WITNESSETH that the Grantor, Hubert A. Seller, not personally, but as Successor Trustee of the Norma F. Seller Living Trust U/T/A dtd 05/21/2008, does hereby convey to Grantee, Hubert A. Seller, not personally, but as Trustee of the Norma F. Seller Family Trust U/T/A dtd 05/21/2008, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

(See attached Exhibit A)

commonly known as 942 Ryan Court, Crown Point, Indiana 46307.

In the event of the resignation or incapacity of Hubert A. Seller as Trustee, then Vicki Lynn Seller, 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 his 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.

Neither the Trustee nor his 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

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 29 2010

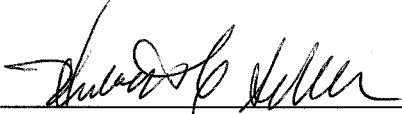
057033

PEGGY HULINGA KATONA
LAKE COUNTY AUDITOR

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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.

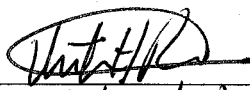
IN WITNESS WHEREOF, the Grantor has set his hand and seal this 8th day of October, 2010.


HUBERT A. SELLER, Successor Trustee of the Norma F. Seller Living Trust U/T/A dtd 05/21/2008

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Hubert A. Seller, Successor Trustee of the Norma F. Seller Living Trust U/T/A dtd 05/21/2008, and acknowledged the execution of this instrument this 8th day of October, 2010.

My Commission Expires: 2/27/16
County of Residence: LAKE


Victor H. Prasco, Notary Public
(printed name)

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

**PROFESSIONALS' TITLE SERVICE
HAS MADE AN ACCOMMODATION
RECORDING OF THE INSTRUMENT**

Exhibit A

That part of Lot 1 in Ellendale Farms Unit Two, in the City of Crown Point, as per plat thereof, recorded in Plat Book 84 page 30, and amended by a certain "Affidavit and Certificate of Correction" recorded June 26, 1998 as Document No. 98048173 and further amended by a certain "Affidavit and Certificate of Correction" recorded September 30, 1998 as Document No. 98076917, more particularly described as follows: Commencing at the most Easterly corner of said Lot 1; thence South 42 degrees 49 minutes 46 seconds West along the Southeasterly line of said Lot 1 a distance of 71.90 feet to the POINT OF BEGINNING; thence North 46 degrees 35 minutes 34 seconds West a distance of 160.01 feet to the Northerly line of said Lot 1; thence South 42 degrees 49 minutes 46 seconds West along the Northwesterly line of said Lot 1 a distance of 55.46 feet to the most Westerly corner of said Lot 1; thence South 47 degrees 10 minutes 14 seconds East along the Southwesterly line of said Lot 1 a distance of 160.00 feet to the most Southerly corner of said Lot 1; thence North 42 degrees 49 minutes 46 seconds East along the Southeasterly line of said Lot 1 a distance of 53.85 feet to the POINT OF BEGINNING, in the Office of the Recorder of Lake County, Indiana

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Parcel No. 45-16-18-204-003.000-042