

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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2010 DEC 30 PM 1:31

MICHAEL J. JOHNSON
RECORDER

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QUIT CLAIM DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor(s) Rada M. Colakovic and Nancy Colakovic, Husband and Wife of Munster, State of Indiana, for and in considerations of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, conveys and quit claims confirms unto: 136RMCTRABOHNI61 Property Trust, as per trust agreement dated 1 st day of March, 2009, the following described land together with improvements appurtenant thereto in the County of Lake, State of Indiana, to wit:

Lot 34 and the West 20 feet of Lot 35 as shown on the recorded plat of Pine School Second Subdivision, in the City of Lake Station recorded in Plat Book 49, Page 104, in the Office of Recorder of Lake County, Indiana.

C/K/A 1631 E. 32 Avenue, Hobart, IN. 46342

PIN 45-06-24-455-039.000-027

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 30 2010

PEGGY HOLLINGA KATONA
LAKE COUNTY AUDITOR

hereinafter called the 'property'.

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated by the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the grantee who is lawfully seized on the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and that he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property 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 said property 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 said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property 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 not exceeding in the case of any single demise the term of 99 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 and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, release, convey or assign

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any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property 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.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in actual possession of the Trustee shall be applicable for payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of 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, mortgage, lease or other instrument executed by said trustee in relation to said property 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 said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with 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 the trustee 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 such 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 beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, 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 property as such, but only an interest in the possession, earnings, avails and proceeds as aforesaid. The Situs of domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Powers of Direction over the action of the Trustee shall be held by majority of said Beneficiaries unless otherwise granted herein to Directors. Direction to Trustee has to be in writing signed by majority of Directors. In the event of death, resignation or refusal to act as Director, majority of remaining of original beneficiaries may appoint a new director.

The initial Trustee holding title to the aforesaid property for the aforesaid trust under the terms of the aforesaid trust agreement shall be Maya C. Manser not personally but solely as trustee, of 1623 North Dorothy Drive, Brea, California 92821 The situs of domicile of said trust shall be the domicile of the Trustee and of any successor Trustee who shall henceforth act in that capacity. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust. In the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the power of direction under the term of said trust agreement; the filling of a death certificate or notice of dismissal of the initial trustee or of any successor Trustee hereafter named in Public Records of the county in which trust property is held along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustee, shall be effective to vest title to said successor Trustee or Trustees.

Successor Trustee or Trustees without the order of the listing will be first one willing and able to accept the duty of Trustee among the following: Andrew Sheglowski of Plymouth, Minnesota, Richard Podbielski of Midlothian, Illinois, and Dawn Dragicevich of Munster, Indiana.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal this 2nd day of March, 2009

Signed, sealed and delivered in our presence:

WITNESSES:

Witness

Rada M. Colakovic
Rada M. Colakovic (Grantor's Signature)

Witness

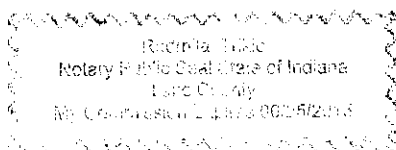
Nancy Colakovic
Nancy Colakovic (Grantor's Signature)

STATE OF Indiana

COUNTY OF Lake

This instrument was acknowledged before me by Rada M. Colakovic and Nancy Colakovic who, being first sworn, affirmed that they executed the foregoing for the purposes contained therein on this

2nd day of March, 2009



Rada M. Tomic
Notary Public Signature

My commission expires: 06/25/2015

Taxes:

561 Cedar Ct.
Munster, IN 46321