

4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 016894

2011 MAR 22 AM 9:39

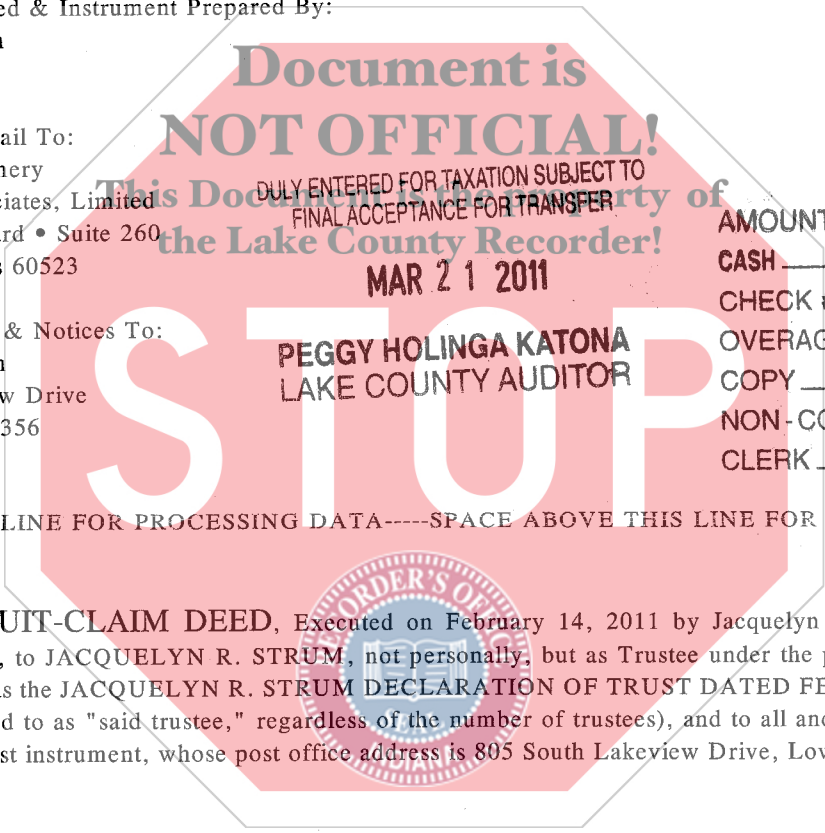
MICHELLE T. FAJMAN
RECORDER

QUIT-CLAIM DEED

Recording Requested & Instrument Prepared By:
Jacquelyn R. Strum

After Recording Mail To:
Janet Rae Montgomery
Pokorny and Associates, Limited
1000 Jorie Boulevard • Suite 260
Oak Brook, Illinois 60523

Send All Tax Bills & Notices To:
Jacquelyn R. Strum
805 South Lakeview Drive
Lowell, Indiana 46356



AMOUNT \$ 22.00
CASH _____ CHARGE _____
CHECK # 22124
OVERAGE _____
COPY _____
NON-COM _____
CLERK B3

-----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----

THIS QUIT-CLAIM DEED, Executed on February 14, 2011 by Jacquelyn R. Strum, a single woman, first party, to JACQUELYN R. STRUM, not personally, but as Trustee under the provisions of a trust agreement known as the JACQUELYN R. STRUM DECLARATION OF TRUST DATED FEBRUARY 14, 2011 (hereinafter referred to as "said trustee," regardless of the number of trustees), and to all and every successor in trust under said trust instrument, whose post office address is 805 South Lakeview Drive, Lowell, Indiana 46356, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the predecessors and assigns of corporations, whenever the content so admits or requires.)

Deed: Grantor: Jacquelyn R. Strum / Grantee: Jacquelyn R. Strum Declaration of Trust dated February 14, 2011:
Page 1

025967

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of Lake, State of Indiana, to-wit:

SEE ATTACHED LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NUMBER

Address of Real Estate: 805 South Lakeview Drive, Lowell, Indiana 46356

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 premises 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 authority 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 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 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 grant easements or charges of any kind; to release, convey or assign 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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises 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 premises, 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, trustee deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 said Trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.

Deed: Grantor: Jacquelyn R. Strum / Grantee: Jacquelyn R. Strum Declaration of Trust dated February 14, 2011:
Page 2

The interest of each and every beneficiary hereunder 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 other disposition of said 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Indiana providing for the exemption of homestead, or its equivalent, from sale on execution or otherwise.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents on the date first written above.

Jacquelyn R. Strum
Jacquelyn R. Strum

Signed and Sealed in Presence of

Jamela Montgomery

[Signature]

STATE OF ILLINOIS)

COUNTY OF COOK)

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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforementioned and in the County aforementioned to take acknowledgments, personally appeared Jacquelyn R. Strum to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid February 14, 2011.

Sarah E. Rodgers
Notary Public



EXHIBIT to:

QUIT-CLAIM DEED

DATED: February 14, 2011

GRANTOR: Jacquelyn R. Strum

GRANTEE: Jacquelyn R. Strum Declaration of Trust dated February 14, 2011

LEGAL DESCRIPTION:

LOTS 113 AND 114 IN DALECARLIA, BLOCKS 39, 40, 41, 42, AND 43 AS PER THEREOF, RECORDED IN PLAT BOOK 27, PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PERMANENT INDEX NO.: (02)03-0176-0013
(02)03-0176-0014

COMMON STREET ADDRESS: 805 S. Lakeview, Lowell, Indiana

