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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 025347

2011 MAY -6 AM 9:48

MICHAEL S. LAJMAN
RECORDER

QUIT CLAIM DEED

Deed into Trust

This indenture witnesseth that SYLVIA M. KEILMAN, a widow, not since remarried, of Lake County, in the State of Indiana

CONVEYS and QUIT CLAIMS to SYLVIA M. KEILMAN, as Trustee, under the provision of a Trust Agreement dated the 5TH day of May, 2007, and known as Trust Number 7013 of Lake County, in the State of Indiana for and in consideration of TEN (\$10.00) and 00/100 DOLLARS, the receipt whereof is hereby acknowledged, the following Real Estate in LAKE COUNTY, in the STATE OF INDIANA, to wit:

THE NORTH 30 FEET OF LOT 36 AND THE SOUTH 20 FEET OF LOT 37 IN BLOCK 2 IN FLOSSMOOR ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

PERMANENT INDEX NUMBER: 45-07-07-433-003.000-023

SUBJECT TO A LIFE ESTATE IN SYLVIA M. KEILMAN

Address of real estate: 7013 Birch Avenue, Hammond, IN 46324

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

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 authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber 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

AMOUNT \$ 20
CASH CHARGE
CHECK # 2754
OVERAGE _____
COPY 0266108
NON-COM _____
CLERK AD

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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 06 2011
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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 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 agreement was in full force and effect; (b) that such trust agreement 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

That 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.

If title to any of the above lands in now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 5th day of May, 2007.

Sylvia M. Keilman
SYLVIA M. KEILMAN (SEAL)

State of Illinois)
County of Cook) ss)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SYLVIA M. KEILMAN, a widow, not since remarried, personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of May, 2007.

Commission expires _____ NOTARY PUBLIC

OFFICIAL SEAL
JOHN F. PELKEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-4-2009



This instrument was prepared by: JOHN F. PELKEY, 1461 Ring Road, Calumet City, IL 60409
Mail recorded deed to: JOHN F. PELKEY, 1461 Ring Road, Calumet City, IL 60409
Send subsequent tax bills to: SYLVIA M. KEILMAN, 7013 Birch Avenue, Hammond, IN 46324

