

LAKE COUNTY  
FILED FOR RECORD

2011 049415

2011 SEP -8 PM 2:13

MICHAEL J. HAN  
RECORDER

THIS INDENTURE, Made on July 7, 2011

**WARRANTY DEED BETWEEN**

**Elmer J. Glade**, Trustee of the Elmer J. Glade Living Trust dated February 25, 1993, and any amendments thereto, with power and authority to protect and dispose of real property conveyed, as more fully set forth hereinafter in Schedule A attached hereto and incorporated herein, referred to as the Grantor, whose address is: 5110 W 133<sup>rd</sup> Ave., Crown Point, Indiana, 46307

**HEREBY CONVEYS AND WARRANTS TO**

**Elmer J. Glade**, Trustee of the Elmer J. Glade Living Trust dated February 25, 1993, and any amendments thereto and **Elmer J. Glade**, Trustee of the Louise G. Glade Living Trust dated February 25, 1993, and any amendments thereto, with power and authority to protect and dispose of real property conveyed, as more fully set forth hereinafter in Schedule A attached hereto and incorporated herein, referred to as the Grantee, whose address is: 5110 W 133<sup>rd</sup> Ave., Crown Point, Indiana, 46307

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

**TRANSFER OF OWNERSHIP.** The Grantor for and in consideration of the sum of One and 00/100 (\$1.00) DOLLARS in hand paid by the Grantee and other valuable consideration, the receipt of which is hereby acknowledged by the Grantor, has remised, granted, bargained, sold, released and by these presents do remise, grant, bargain, sell and release, (transfers ownership of), unto the Grantee, and their heirs and assigns, forever, all the right, title, interest, claim and demand in and to the following described lot of land, to-wit:

**TAX MAP REFERENCE.** City (Township) of Lowell  
Block No.: Lot No.:  
Parcel No.: 45-19-03-376-003.000-037

**THESE PREMISES** are more commonly known as 9053 West 155<sup>th</sup> Ave., Lowell, IN 46356.

Subject to the taxes that are due and payable on or after the date of this deed, which the Grantee herein assumes and agree to pay.

**PROPERTY DESCRIPTION:** SEE SCHEDULE "A"

**BEING THE SAME PREMISES** conveyed to the Grantor herein by deed from Elmer J. Glade and Louise G. Glade, Husband and Wife, recorded in the Office of the County Clerk of Lake County, Indiana as Document 2009-064419 on September 22, 2009.

In all references herein to any parties, person, entities, or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require. Whenever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representative, successors and assigns" has been inserted after each and every such designation. If the Grantor is a corporation, this Deed is signed by its corporate officers and its corporate seal is affixed.

**RETURN AND SEND TAX BILLS TO:** Elmer J. Glade, Trustee, 5110 West 133<sup>rd</sup> Ave., Crown Point, IN 46307

**PREPARED BY:** William R. Muench, 4030 Lucky Lane, Greenwood, IN 46142

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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEP 07 2011

055534

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

2000  
1013

RM

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor) (I.C. 32-1-2-12). **THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL APPLICABLE ZONING LAWS, STATUTES, ORDINANCES, RULES AND REGULATIONS, EASEMENTS, AGREEMENTS, CONDITIONS OR RESTRICTIONS, ALL TAXES AND ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE, AND ANY SPECIAL ASSESSMENTS OF RECORD. IT IS THE INTENT OF THE GRANTEES HEREIN THAT THEIR OWNERSHIP INTEREST IN THE PROPERTY WHICH IS BEING DEEDED INTO THE TRUSTS SHALL BE AN INTEREST WHICH THEY HOLD AS EQUAL TENANTS IN COMMON.**

**Signatures:** IN WITNESS WHEREOF, Elmer J. Glade executed this Warranty Deed as of the date at the top of the first page.

Witnessed by:

*Elmer J. Glade*

(L.S.)

Elmer J. Glade, Trustee

**Document is NOT OFFICIAL!**

(L.S.)

**This Document is the property of the Lake County Recorder!**

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

I CERTIFY that on July 7, 2011, Elmer J. Glade personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this deed as his or her own act and deed;
- (c) made this Deed for \$ 1.00 ( ONE and 00/100 DOLLARS) and other valuable consideration as the full and actual consideration paid or to be paid for the transfer of title; and
- (d) stated that any representations therein contained are true.

Witness my hand and Notarial Seal:

[Seal]

*William R. Muench*  
William R. Muench, Notary Public

My commission expires: December 27, 2014

Resident of Johnson County, Indiana.

"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."

PREPARED BY: *William R. Muench*

**RETURN AND SEND TAX BILLS TO:** Elmer J. Glade, Trustee, 5110 West 133<sup>rd</sup> Ave., Crown Point, IN 46307

**PREPARED BY:** William R. Muench, 4030 Lucky Lane, Greenwood, IN 46142

## Schedule A

The trustee is vested with full rights of ownership over the real estate described above, and the trustee is specifically granted and given the power and authority:

- A. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- B. To sell said real estate for cash or on credit, at public or private sale, to exchange said real estate for other property, to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- C. To execute leases and subleases, to subdivide or improve said real estate and tear down or alter improvements to grant easements, to give consent and make contracts relating to said real estate or its uses, and to release or dedicate any interest in said property;
- D. To borrow money and to mortgage, pledge or encumber any or all of the real estate to secure payment thereof;
- E. To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and in general to exercise any powers authorized by the provisions of the Indiana Statutes.

No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, leases, mortgage or pledge, but the receipt of the Trustee shall be complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed; nor inquire into the adequacy of disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto.

**PROPERTY DESCRIPTION:** The property consists of the land and all the buildings and structures on that certain lot, track or parcel of land and premises, situate, lying and being in the city or township of Lowell, County of Lake and State of Indiana and more particularly described as follows:

Glade's Acres Lot 2

**Tax Parcel No:** 45-19-03-376-003.000-037

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**PREPARED BY:** William R. Muench, 4030 Lucky Lane, Greenwood, IN 46142