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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 030033

2013 APR 29 AM 8:49

MICHAEL B. BROWN  
RECORDER

**DEED IN TRUST  
(INDIANA)**

THE GRANTOR(S),  
**DARLENE A. SANZO, an  
Unmarried Woman,** of the  
Town of Schererville,  
County of Lake,  
State of Indiana,  
and in consideration of  
TEN & 00/100 DOLLARS,  
and other good and valuable  
consideration in hand paid,  
**CONVEY(S) AND  
WARRANT(S) unto  
DARLENE A. SANZO,**

**of 7039 Falcon Drive, Schererville, Indiana, 46375,** as Trustee under the provisions of a trust agreement dated April 15, 2013, and known as the **DARLENE ANN SANZO LIVING TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Lake, State of Indiana, to wit:

**Part of Lot 496 In Unit 8, Foxwood Estates, an Addition to the Town of Schererville, as per plat thereof, recorded In Plat Book 76, page 76, In the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Southeast corner of said Lot 495: thence North 45 degrees 47 minutes 44 seconds West, along the Southwesterly line of said Lot 496, a distance of 234.36 feet to the Southwest corner of said Lot 496; thence Northeasterly, along the curved Westerly line of said Lot 496, being a curve concave to the Northwest with a radius of 60.0 feet, an arc distance of 32.23 feet; thence South 79 degrees 16 minutes 51 seconds East, a distance of 154.56 feet to a point on the East line of said Lot 496; thence South 0 degrees 16 minutes 59 seconds East, along said East line, a distance of 162.52 feet to the place of beginning.**

COUNTY PARCEL NUMBER: 45-11-13-133-007.000-036

ADDRESS OF PROPERTY: 7039 Falcon Drive, Schererville, Indiana, 46375



APR 25 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

22599

AMOUNT \$ 20<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 3230 + 3239  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY PP

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts 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, street, 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; 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, 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; (1,) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there under; (c) that said trustee was dilly 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 the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor in trust.

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 grantor(s) hereby expressly waive(s) and release(s) 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.

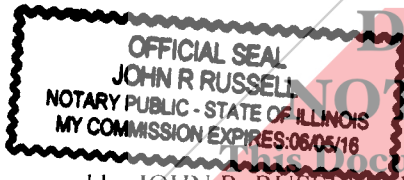
IN WITNESS WHEREOF, the grantor(s) aforesaid hereunto set their hands and seals this 15<sup>th</sup> day of April, 2013.

*Darlene Sanzo*  
\_\_\_\_\_  
DARLENE A. SANZO

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for the County of Cook and the State of Illinois, DO HEREBY CERTIFY that **DARLENE A. SANZO, an unmarried woman**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own 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 Notary Seal this 15<sup>th</sup> day of April, 2013.



*John R. Russell*  
\_\_\_\_\_  
Notary Public

This document prepared by JOHN R. RUSSELL, 15525 South Park Avenue, Suite 104, South Holland, IL 60473  
(INDIANA ATTORNEY NUMBER 18862-45)

SEND TAX BILLS TO: DARLENE A. SANZO, 7039 Falcon Drive, Schererville, Indiana, 46375  
MAIL TO: DARLENE A. SANZO, 7039 Falcon Drive, Schererville, Indiana, 46375

**DECLARATION**

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby declare under penalties of perjury, that (1) I have reviewed this document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers; and (2) I have redacted, to the extent permitted by law, each Social Security Number in the this document. I, the undersigned, affirm under penalties of perjury that the foregoing declarations are true.

*John R. Russell*  
\_\_\_\_\_  
John R. Russell, Declarant