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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 032749

2013 MAY -9 AM 9:07

MICHAEL B. BROWN  
RECORDER

New Parcel No. 45-10-12-326-009.000-034  
Old Parcel No.

Mail Tax Bills To:  
(Grantee)  
Charlotte A. Kelly  
142 Carnation Street  
Dyer, IN 46311

**DEED IN TRUST**

THIS INDENTURE WITNESSETH That **Charlotte A. Kelly**, of 142 Carnation Street, Lake County, in the State of Indiana (*Grantor*), CONVEY(S) AND WARRANT(S) to **Charlotte A. Kelly**, as Trustee, under the provisions of a trust agreement dated the 1<sup>st</sup> day of May, 2013, and known as the **Charlotte A. Kelly Trust**, hereinafter referred to as "said Trustee", of 142 Carnation Street, Lake County, in the State of Indiana (*Grantee*), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot number Forty-six (46), Flower Gardens Addition to the Town of Dyer, Lake County, Indiana.

Subject to all liens, taxes, easements, restrictions and covenants of record.

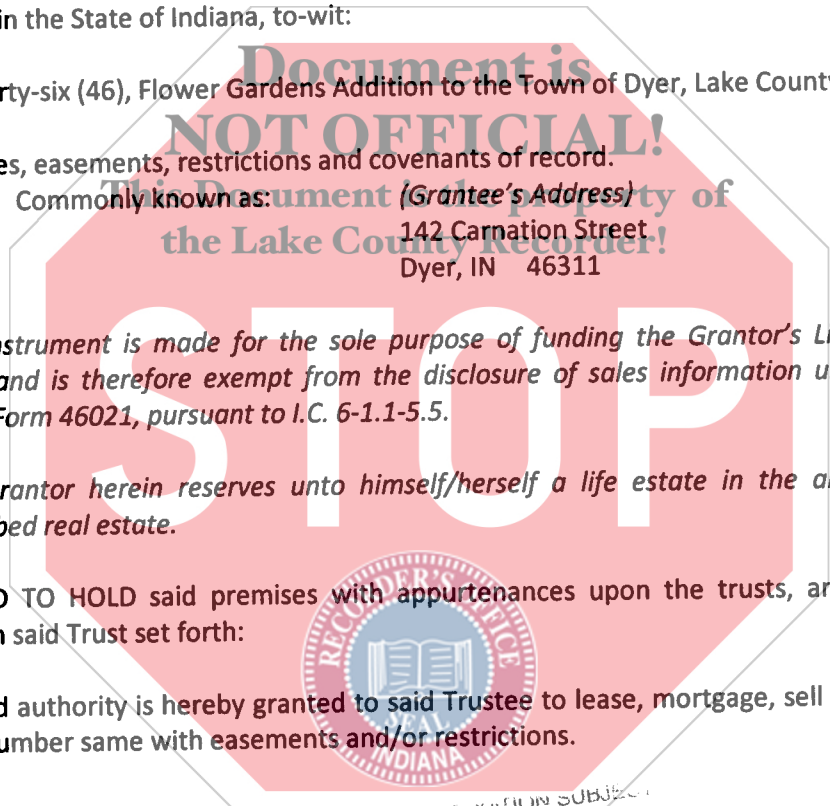
Commonly known as: (*Grantee's Address*)  
142 Carnation Street  
Dyer, IN 46311

*This instrument is made for the sole purpose of funding the Grantor's Living Trust and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.*

*The Grantor herein reserves unto himself/herself a life estate in the above described real estate.*

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.



FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

22862

MAY 08 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

#20  
CKH  
1130  
CA

Deed in Trust Charlotte A. Kelly Trust

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 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;

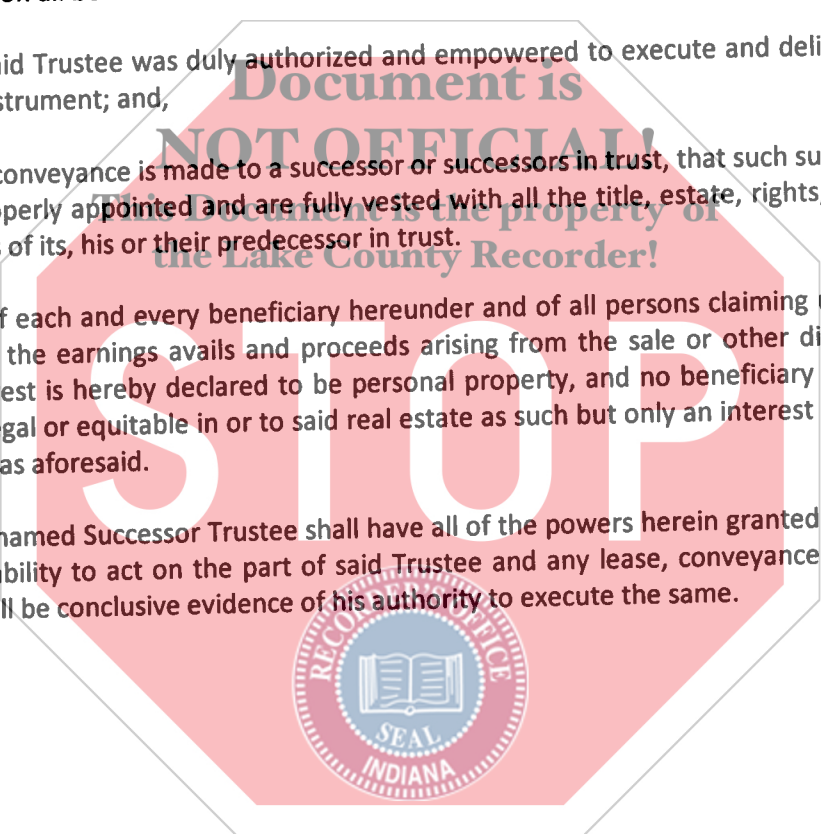
B. that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder;

C. that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 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.

My/Our duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.



Deed in Trust Charlotte A. Kelly Trust

IN WITNESS WHEREOF, the said **Charlotte A. Kelly** has hereunto set her hand and seal to this Deed in Trust consisting of three (3) typewritten pages, this page included, on this 1<sup>st</sup> day of May, 2013.

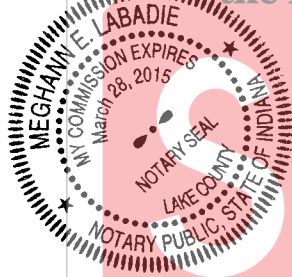
Charlotte A. Kelly  
Charlotte A. Kelly

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared **Charlotte A. Kelly** and executed the foregoing Deed in Trust as a free and voluntary act.

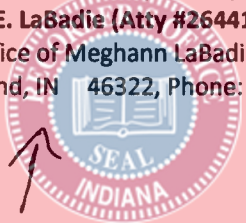
Witness my hand and Notarial Seal this 1<sup>st</sup> day of May, 2013.

My Commission Expires: **March 28, 2015**



Meghann LaBadie  
Meghann LaBadie/Notary Public  
Resident of Lake County

This Instrument Prepared By:  
**Meghann E. LaBadie (Atty #26441-49)**  
The Law Office of Meghann LaBadie, LLC  
P.O. Box 1898, Highland, IN 46322, Phone: (219) 629-6765



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This Document is the property of  
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