

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011763

2014 FEB 28 AM 9:35

MICHAEL B. BROWN

MAIL DEED TO WILLIAM FINE, 2833 LINCOLN STREET, HIGHLAND, INDIANA 46322

PARCEL NO. 45-08-28-106-007.000-004

MAIL TAX BILLS TO GRANTEES:

Charidimos D. Georgalas and
Mina Georgalas, Trustees
1430 W. Ridge Road
Gary, Indiana 46408

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, Charidimos D. Georgalas and Asimoula Georgalas, Husband and Wife, of 1722 Day Lily Ln, Munster, Lake County, Indiana, for no consideration, conveys and warrants to Charidimos D. Georgalas and Mina Georgalas, as Trustees of the Charidimos D. Georgalas and Mina Georgalas Revocable Trust Dated February 13, 2014, reserving however, a life estate to each Grantor, the following described real estate in Lake, Indiana, to-wit:

Lots Ten (10) through and including Lot Sixteen (16), Block Six (6), Woodrow Wilson's Addition to Gary, as shown in Plat Book 11, page 10, in Lake County, Indiana

TRANSFER FOR NO CONSIDERATION TO GRANTORS' REVOCABLE TRUST.

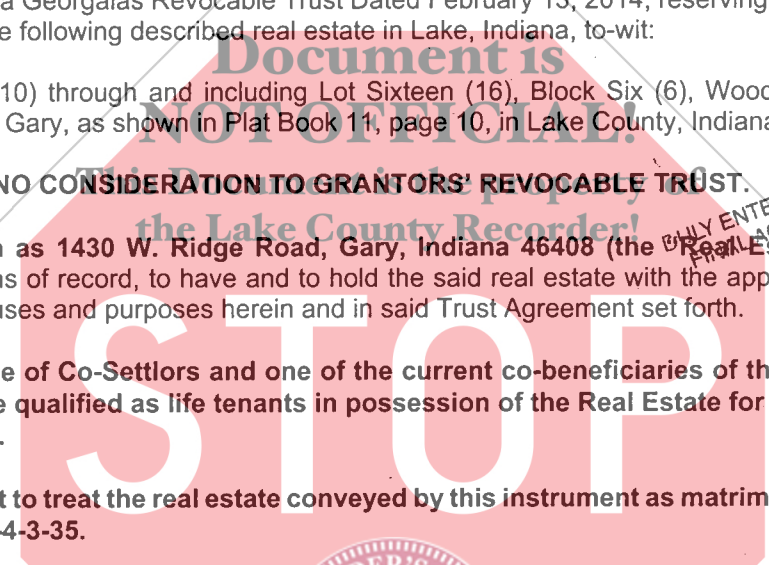
commonly known as 1430 W. Ridge Road, Gary, Indiana 46408 (the "Real Estate"), subject to all mortgages and liens of record, to have and to hold the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

The Grantor is one of Co-Settlers and one of the current co-beneficiaries of the grantee revocable trust, and they are qualified as life tenants in possession of the Real Estate for purposes of Indiana Code §6-1.1-1-9(f).

The Grantors elect to treat the real estate conveyed by this instrument as matrimonial property under Indiana Code §30-4-3-35.

As used herein, the term "Trustee" shall refer to the initial Trustees and any successor Trustees and Co-Trustees and for purposes of simplicity, male singular pronouns may be used herein in reference to the Trustee. Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the real estate as often as desired, to contract to sell and to grant options to purchase, to sell on any terms, to convey the real estate with or without consideration, to convey the real estate 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 the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence presently or in the future, 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 renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, 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 the real estate or any part thereof, and to deal with the real estate 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 the Trustee or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee, or any successor in trust in relation to the real estate shall be conclusive evidence in favor of every person (including the Recorder of the County) 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 the 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 the Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that the Trustee, or any successor in trust, was duly authorized and



FILED FOR TAXATION SUBJECT
ACCEPTANCE FOR TRANSFER
FEB 28 2014

MOLINGA KATONA
COUNTY AUDITOR

21184

1800
10443
RM

