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**WARRANTY DEED  
IN TRUST**

2014 051451

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 AUG 27 AM 8:32

MICHAEL D. BROWN  
RECORDER

Recorder's Stamp

**THIS INDENTURE WITNESSETH** that the Grantors, **DOROTHY A. GRAUER** and **LAVERNE L. ABBOTT**, of Bloomingdale, Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEY and WARRANT** to the Grantees, **DOROTHY A. GRAUER and LAVERNE L. ABBOTT, Trustees of the DOROTHY A. GRAUER and LAVERNE L. ABBOTT Trust Agreement dated February 25, 2010, as amended and restated July 18, 2014 (the "Trust Agreement")**, of Bloomingdale, Illinois, the following-described real estate situated in the County of Lake in the State of Indiana, to-wit:

LOT 13, DALECARLIA, BLOCK 21, AS SHOWN IN PLAT BOOK 22, PAGE 63, IN LAKE COUNTY, INDIANA.

**PROPERTY NUMBER:** 45-19-12-157-001.000-007

**MAP NUMBER:** 02-03-0103-0013

**COMMONLY KNOWN AS:** 429 Lakeview Court, Lowell, Indiana 46356

**PRIOR RECORDED DOCUMENT REFERENCE:** Deed recorded September 27, 2000 as document number 2000 070600

**SUBJECT TO:** Any and all easements, agreements, and restrictions of record.

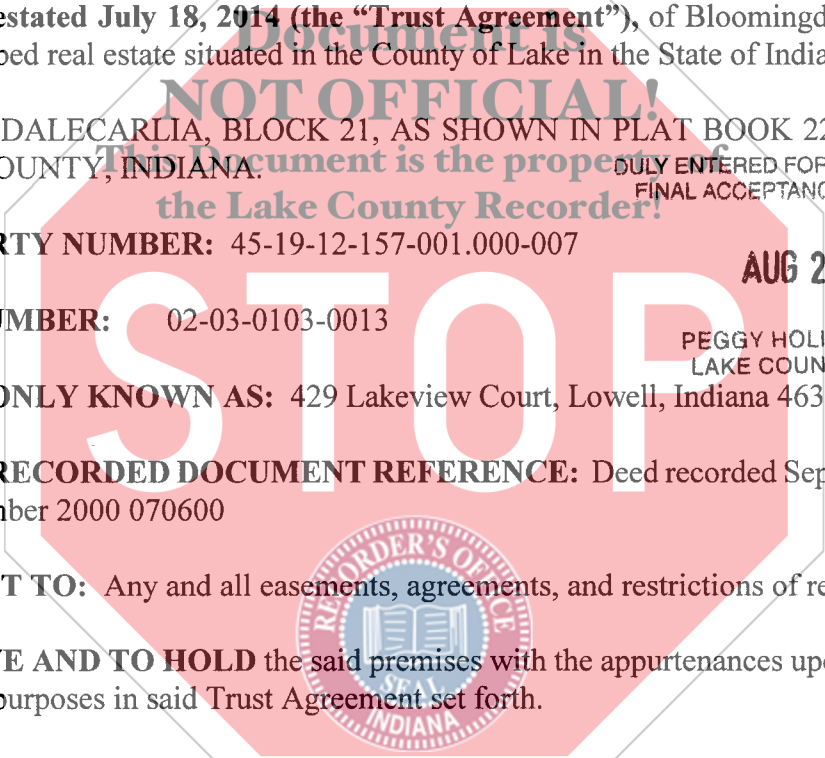
**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said premises or any part thereof, 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 Trustees, to donate, to dedicate, to mortgage,

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: *mh*



AUG 25 2014

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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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017075  
ME

pledge or otherwise encumber said premises, or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or 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 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 premises, 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 premises 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 Trustees 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 Trustees, 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 said Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustees, 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 Trustees in relation to said premises 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 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 Trustees were 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 and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

In the event of the absence, death or inability to act of either Grantor, the other Grantor is hereby named and is so named in the Trust Agreement, Successor Trustee. In the event of the absence, death or inability to act of both Grantors, **KENNETH BIANUCCI** and **BONNIE HULL** are hereby named and are so named in the Trust Agreement, Successor Trustees. Any Successor Trustee shall serve with all the powers herein granted to the original Trustees and any conveyance or mortgage by such Successor Trustee in said capacity shall be conclusive evidence of his or her authority to execute the same.

And the Grantors hereby expressly waive all rights 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, DOROTHY A. GRAUER and LAVERNE L. ABBOTT as Grantors have hereunto executed this Warranty Deed in Trust this 14th day of August, 2014.

*Dorothy A. Grauer*  
DOROTHY A. GRAUER

*Laverne L. Abbott*  
LAVERNE L. ABBOTT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Joseph M. Robinson, a Notary Public in and for said County and State aforesaid do hereby certify that DOROTHY A. GRAUER and LAVERNE L. ABBOTT personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand Notarial seal this 14th day of August, 2014

*Joseph M. Robinson*  
NOTARY PUBLIC  
of the Lake County Recorder!

My commission expires: December 11, 2017  
County of Residence: Cook

**SEND SUBSEQUENT TAX BILLS TO:**  
DOROTHY A. GRAUER, Trustee  
LAVERNE L. ABBOTT, Trustee  
233 Lakeshore Lane  
Bloomington, Illinois 60108



**THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:**  
ADRIAN MENDOZA  
LILLIG & THORSNESS, LTD.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523



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.

*Adrian Mendoza*  
ADRIAN MENDOZA