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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 068964

2014 OCT 30 AM 10:51

MICHAEL B. BROWN
RECORDER

DEED IN TRUST
(Quit Claim)

Mail tax bills to: Lucia Archie
3736 Towle Avenue
Hammond, IN 46327

Tax Key No.: 45-02-24-402-024.000-023

This Indenture Witnesseth that

LORETTA QUILES
(GRANTOR)

of the County of LAKE, State of INDIANA

CONVEYS AND QUIT CLAIMS to

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

LUCIA ARCHIE, TRUSTEE of the 3736 Land Trust
under the terms and provisions of a certain
Trust Agreement and any successors as Trustee appointed under the Trust Agreement,

Dated October 28, 2014,

who hereafter reserves unto herself a life estate
3736 Towle Avenue, Hammond, IN 46327
(GRANTEE'S NAME and ADDRESS)

of the County of LAKE, State of INDIANA

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in the County of Lake, State of Indiana, to wit:

THE NORTH 12 FEET OF LOT 29 AND LOT 30 (EXCEPT THE NORTH 4 FEET THEREOF), IN BLOCK 6, DOUGLAS PARK MANOR, HAMMOND, AS SHOWN IN PLAT BOOK 17, PAGE 26, IN LAKE COUNTY, INDIANA.

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 30 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: 

016094 \$20
CS
CA

Commonly known as: 3736 Towle Avenue, Hammond, IN 46327
Subject to: real estate taxes not due and payable, and covenants and restrictions of record, building lines of record, easements of record, use or occupancy restrictions and zoning laws and ordinances.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. Grantee hereby reserves unto herself a life estate in and to the profits, use and possession of the above described real estate for the rest of her lifetime.
2. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in Trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
3. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement, and if said instrument is executed by a successor or successors in trust, that he/she or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
4. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

There is no monetary consideration for this Deed.
No title examination was done by the preparer of this Deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of October, 2014.


LORETTA QUILES, individually




LORETTA QUILES, to relinquish her life estate

State of Indiana, County of Lake

Before me, Marcia L. Clegg, a Notary Public in and for the County, in the State aforesaid, this 28th day of October, 2014 personally appeared:

LORETTA QUILES

who acknowledged the execution of the foregoing Deed in Trust and who, having been sworn, stated that any representations therein contained are true.



Marcia L. Clegg

Marcia L. Clegg, NOTARY PUBLIC

Commission expires _____
County of Residence _____

Instrument Prepared By: Marcia L. Clegg, 15 Lawndale Street, Hammond, IN 46324

I, MARCIA L. CLEGG, 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.



Mail To: Marcia L. Clegg
CLEGG & FAULKNER, P.C.
15 Lawndale Street
Hammond, IN 46324