

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 063013

2015 SEP 15 AM 8:35

MICHAEL B. BROWN
RECORDER
PARCEL NO. 45-07-33-279-009.000-026

Mail Tax Bills To:

(Grantee)
THERESA E. BATLINER
3044 - 100th Place
Highland, Indiana 46322

**Document is
DEED IN TRUST
NOT OFFICIAL!**

THIS INDENTURE WITNESSETH that THERESA E. BATLINER a/k/a THERESA E. BATLINER, of 3044 - 100th Place, Highland, Lake County, in the State of Indiana 46322 (Grantor), CONVEYS AND WARRANTS to THERESA E. BATLINER, as Trustee, under the provisions of a trust agreement dated the 9th day of September, 2015, and known as the THERESA E. BATLINER TRUST, hereinafter referred to as "said Trustee", of 3044 - 100th Place, Highland, Lake County, in the State of Indiana 46322 (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 246, Lakeside Eighth Addition to the Town of Highland, as shown in Plat Book 38, page 94, in Lake County, Indiana.

Commonly known as: (Grantee's Address)
3044 - 100th Place
Highland, Indiana 46322

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 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:

NOT ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
SEP 14 2015

015376

NO SALES DISCLOSURE NEEDED
JOHN E. PETRAS
LAKE COUNTY ASSESSOR

Approved Assessor's Office

By: _____

AMOUNT \$ 20-
CASH _____ CHARGE _____
CHECK # 46650
OVERAGE _____
COPY _____
NON-COM _____
MARK RM

e

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.

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 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.

IN WITNESS WHEREOF, the said THERESA BATLINER a/k/a THERESA E. BATLINER has hereunto set her hand and seal to this Deed in Trust consisting of three (3) typewritten pages, this page included, on this 9th day of September, 2015.

Theresa E. Batliner

THERESA BATLINER a/k/a
THERESA E. BATLINER

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared THERESA BATLINER a/k/a THERESA E. BATLINER and acknowledged the execution of the foregoing Deed in Trust for the uses and purposes herein set forth.

Witness my hand and Notarial Seal this 9th day of September, 2015.

My Commission Expires:
09/13/2017

Jessica A. Pavlakis

Jessica A. Pavlakis - Notary Public
Resident of Lake County



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.
Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:
Michael D. Dobosz, Esq. (#14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVIK & SANDOVAL, LLP
2637 - 45th Street
Highland, Indiana 46322
(219) 924-2427

