

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 066825

2015 SEP 29 AM 8:33

MICHAEL B. BROWN
RECORDER

DEED IN TRUST

THE GRANTOR, Michael Mitsos, of the County of Lake and State of Indiana for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid,

Convey(s) and Warrant(s) or Quit Claims unto:

Michael R. Mitsos, as Trustee under provisions of a Trust Agreement dated September 18, 2002, known as The Valley View Trust, hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Lake and State of Indiana, to wit:

LOT NUMBERED FIVE (5) IN BLOCK 4 IN BRIAR RIDGE COUNTRY CLUB ADDITION, UNIT 7 TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, AS SHOWN IN PLAT BOOK 57, PAGE 26 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

P.I.N.:

45-11-05-115-007-000-036

Address of Real Estate:

55 Glen Eagles Drive, Schererville, IN 46375

Address of Grantee:

55 Glen Eagles Drive, Schererville, IN 46375

Address of Grantor:

55 Glen Eagles Drive, Schererville, IN 46375

"CONVEYANCE FOR NO CONSIDERATION"

SUBJECT TO A LIFE ESTATE IN THE REAL ESTATE FOR THE GRANTOR, MICHAEL MITSOS.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; 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 trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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

~~SALES DISCLOSURE NEEDED~~

Approved Assessor's Office

By: _____



AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 4392
OVERAGE _____
COPY _____
NON-COM _____
CLERK Rm

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 28 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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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 manner of fixing the amount of present or future rentals; to partition or to exchange said property, 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 property 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 trustee 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 trustee, 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 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, mortgage, lease 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, 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 trustee was 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.

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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 18th day of September, 2015.

Document is NOT OFFICIAL!
Michael Mitsos

State of Illinois, County of Will

This Document is the property of the Lake County Recorder!

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Mitsos, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of September, 2015.



Mary J. Wilson
MARY J. WILSON, NOTARY PUBLIC
RESIDENT OF COOK COUNTY, ILLINOIS

Commission Expires: March 15, 2019

This instrument was prepared by Leonard R. Gargas, Attorney at Law, 15414 S. Harlem Avenue, Orland Park, IL 60462

MAIL TO: Leonard R. Gargas
15414 S. Harlem Avenue
Orland Park, IL 60462
Indiana Attorney No. 23242-45



SEND SUBSEQUENT TAX BILLS TO:
Michael Mitsos
55 Glen Eagles Drive
Schererville, IN 46375

15C 312I

"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." Leonard R. Gargas