

2015 069512

2015 OCT 13 AM 10:13

MICHAEL B. CROWN
RECORDER

LAW OFFICE
HERMAN BARBER, P.C.
10200 South Broadway
Crown Point, IN 46307

Corrected **Deed In Trust**

This Indenture Witnesseth, That **MICHAEL B. ZIMMER** and **BETSY J. ZIMMER**, husband and wife, of Lake County, in the State of Indiana, **RELEASES AND QUITCLAIMS** to **MICHAEL B. ZIMMER** and **BETSY J. ZIMMER**, or their successors, as Trustees under the provisions of a Trust Agreement dated the 21st day of September, 2015, known as **THE MICHAEL B. ZIMMER and BETSY J. ZIMMER TRUST**, hereinafter referred to as "Trustees", of Lake County, in the State of Indiana, SUBJECT TO A LIFE ESTATE FOR THE TERM OF THE LIFE OF THE SAID GRANTORS, RESERVED UNTO THEM, for and in consideration of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 35 in Brookside Phase No. 1, as per plat thereof, recorded in Plat Book 79 page 96, and amended by Certificate of Correction recorded July 19, 1996 as Document No. 96048147 and by Certificate of Corrective Amendment recorded January 28, 1997 as Document No. 97005339, in the Office of the Recorder of Lake County, Indiana.

Address of property: 1223 Center Ross Road, Crown Point, IN 46307
Key No: 45-16-04-201-004.000-042

This deed is given to correct a scribner's error in the name of Betsy J. Zimmer, one of the Grantors, in a deed from the Grantors to the Grantees dated September 21, 2015 and recorded in the Lake County Recorder's Office on September 29, 2015 as Document No. 2015 069512.

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 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



NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By:

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2015

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LAKE COUNTY AUDITOR

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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.

Neither said Trustee nor their successor in trust shall be personally liable upon any conveyance by either of them, either by deed or mortgage.

In Witness Whereof, the said **MICHAEL B. ZIMMER and BETSY J. ZIMMER** have hereunto set their hands this 7th day of October, 2015.



MICHAEL B. ZIMMER


BETSY J. ZIMMER

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael B. Zimmer and Betsy J. Zimmer** who acknowledged the execution of the above and foregoing deed as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of October, 2015.


Georgene Rosinko, Notary Public

My Commission Expires: 8/1/22
County of Residence of Notary Public: Lake
Grantee's Address: 1223 Center Ross Road, Crown Point, IN 46307
Mail Tax Bills To: 1223 Center Ross Road, Crown Point, IN 46307

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

This instrument prepared by Herman Barber, attorney at law

