

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 070399

2015 OCT 16 AM 10: 04

MICHAEL B. BROWN
RECORDER

DEED IN TRUST

Limited Liability Company

Mail tax bills to: Garry M. Abraham
Nancy Denk Boudreau
5408 Fairview Avenue
Downers Grove, IL 60515

Tax Key No.: 45-15-34-476-001.000-014
and 45-15-34-476-002.000-014
affects part of the land and other real
estate

This Indenture Witnesseth that

WATT & DONALDSON PROPERTIES, LLC
an Indiana limited liability company
organized under the laws of the state of Indiana
(GRANTOR)

of the County of LAKE, State of INDIANA

CONVEY AND WARRANT to

The ~~8311~~ 147th Avenue, Downers Grove, IL 60515
under the terms and provisions of a certain Trust Agreement,
Dated October 2, 2015,

5408 Fairview Avenue, Downers Grove, IL 60515
(GRANTEE'S NAME and ADDRESS)

of the County of DuPAGE, State of ILLINOIS

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:

THAT PART OF GOVERNMENT LOT 4, IN SECTION 34, TOWNSHIP 34 NORTH,
RANGE 9 WEST OF THE 2ND T.M. IN CEDAR LAKE, INDIANA, LYING SOUTH
OF AN EAST AND WEST ROAD KNOWN AS 147TH AVENUE NEAR THE NORTH
END OF SAID LOT 4, EXCEPT THE NORTH 220 FEET OF THE EAST 600 FEET
THEREOF; AND EXCEPT THE SOUTH 150 FEET OF THE NORTH 370 FEET OF
THE EAST 220 FEET THEREOF, AND EXCEPT THE RIGHT OF WAY OF THE

**FIDELITY NATIONAL
TITLE COMPANY**

92015-2349

FIDELITY HBT

\$ 20.00
ME
FN

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

22261

LOUISVILLE, NEW ALBANY AND CHICAGO RAILROAD COMPANY, ALSO KNOWN AS THE MONON RAILROAD COMPANY (NOW ABANDONED), IN LAKE COUNTY, INDIANA, AND ALSO EXCEPT THE EAST 468.0 FEET OF THE WEST 633.00 FEET OF THE NORTH 575.00 FEET OF THAT PART OF GOVERNMENT LOT #4, LYING SOUTH OF AN EAST AND WEST ROAD KNOWN AS 147TH AVENUE IN SECTION 34, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

Commonly known as: 8311 W. 147th Avenue, Cedar Lake, IN 46303

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.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member of the grantor and has been fully empowered by proper resolution, or by the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

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

1. 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.
2. 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, deal, 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.
3. 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed, this 2nd day of October, 2015.

WATT & DONALDSON PROPERTIES, LLC

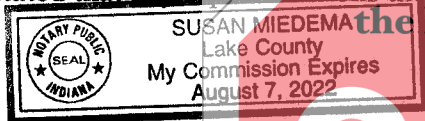
by: 
Its Member Monte J. Watt

State of Indiana
County of Lake

Before me, Susan Miedema, a Notary Public in and for the County, in the State aforesaid, this 2nd day of October, 2015 personally appeared:

MONTE J. WATT, member of **WATT & DONALDSON PROPERTIES, LLC**
an Indiana limited liability company

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




NOTARY PUBLIC

Commission expires 8/7/22
County of Residence Lake

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

