

QUITCLAIM DEED IN TRUST

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THIS INDENTURE WITNESSETH, that the Grantor, One Source 4 Homes LLC, of the County of Lake and State of Indiana, for and in consideration of one dollar (\$1.00), and other good and valuable considerations in hand paid, Conveys and Quitclaims unto 4818 Catalpa Avenue Land Trust, Belk Capital Group LLC, an Indiana Limited Liability Company, 9467 Joliet St., St. John, Indiana 46373, its successor or successors, as Trustee under a trust agreement dated the 1st day of January, 2016, known as 4818 Catalpa Avenue Land Trust, the following described real estate to wit:

Thirty-three and One-half feet by parallel off the entire South side of Lot Number 23 and 8 feet by parallel lines off the entire North side of Lot 22 in Block 1 as shown on the recorded Plat of Stafford and Trankle's 2nd South Central Calumet Addition to Hammond recorded in Plat Book 21 page 22 in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-03-30-459-019.000-023

Commonly known as: 4818 CATALPA AVENUE, HAMMOND, INDIANA 46327

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts, and for the uses and purposes herein and in the Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Indiana, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 1st day of January, 2016.

Signed, sealed and delivered in presence of:

Joseph Wittig
Joseph Wittig, Grantor
Member, One Source 4 Homes LLC

STATE OF INDIANA
COUNTY OF LAKE

On January 1, 2016, before me, Michele Gilbert, personally appeared Joseph Wittig proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, executed the instrument.

WITNESS my hand and official seal this 1st day of January, 2016.

Michele Gilbert
Signature
NOTARY PUBLIC

SEND TAX BILLS TO:

Belk Capital Group LLC
9467 Joliet St.
St. John, IN 46373

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

"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!"

PREPARED BY:

SW



2016 000932

STATE OF INDIANA
LAKE COUNTY
CLERK OR RECORDER
2016 JAN -7 PM 2:35
MICHELE B. BROWNA
RECORDER

AMOUNT \$ 19.85
CASH CHARGE
CHECK# _____
OVERAGE _____
COPY _____
NON-CONF
DEPT. DUTY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 07 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

20114

TERMS AND CONDITIONS Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, 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 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 the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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. This conveyance is made upon the express understanding and condition that neither Belk Capital Group LLC, as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed. The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the said 4818 Catalpa Avenue Land Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.