2016 018936

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 MAR 28 AM 9: 39

MICHAEL B. BROWN RECORDER

DEED IN TRUST

THE GRANTORS, John A. Schutt and Barbara Schutt, Husband and Wife, 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 Quit Claims unto:

Document is

John Schutt and Barbara Schutt, as Co-Trustees under provisions of a Trust Agreement dated April 19, 2010, known as The Schutt Family Land Trust No. 1 Land Trust Agreement, 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:

PART OF LOT K IN GATES OF ST. JOHN UNIT 1D, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 104, PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT K; THENCE SOUTH 78 DEGREES 31 MINUTES 09 SECONDS EAST, 100.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 78 DEGREES 31 MINUTES 09 SECONDS EAST, 61.19 FEET; THENCE SOUTH 31 DEGREES 06 MINUTES 33 SECONDS WEST 19805 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 34 SECONDS WEST, 19.43 FEET TI A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, HAVING A CHORD BEARING NORTH 60 DEGREES 24 MINUTES 26 SECONDS WEST 24.48 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 46 SECONDS EAST, 178.62 FEET TO THE PLACE OF BEGINNING.

P.I.N.:

45-15-03-355-021-000-015

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

Address of Real Estate:

MAR 2 4 2016

\$1300

Address of Grantee:

9340 W. 107th Place, St. John, IN 46373

JOHN É, PETALAS LAKÉ COUNTY AUDITOR

Address of Grantor: 9340 W. 107th Place, St. John, IN 46373

SUBJECT TO A LIFE ESTATE RESERVED TO JOHN SCHUTT AND BARBARA SCHUTT FOR JOHN SCHUTT'S AND BARBARA SCHUTT'S LIFE.

"CONVEYANCE FOR NO CONSIDERATION"

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 NO Grais contact to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as desired; to contract to sell; to grant options to purchase; to sell on any

Approved Assessor's Office

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2763

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By: ____

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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 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 king; 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 it 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 necessity set his hand and seal this 10th day of March, 2016

John A. Schutt

Barbara Schutt

State of Illinois, County of Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John A. Schutt and Barbara Schutt, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 10th day of March, 2016.

Commission Expires September 21, 2018

OFFICIAL SEAL
LEONARD R GARGAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/21/18

LEONARD R. GARGAS, NOTARY PUBLIC RESIDENT OF WILL COUNTY, ILLINOIS

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

"I affirm, under the penalties for parjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Leonard R. Gargas

