

2016 028150

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 MAY 10 AM 10:41
MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
1606 Crestwood Drive
Lowell, Indiana 46356

KEY NO.: 45-19-25-831-002.006-008

Re Recorded to add AKA

2016-034301
23786

AKA **DEED IN TRUST**
MAGUADALUPE GUZMAN-MERCADO

THIS INDENTURE WITNESSETH, that the Grantor, Erasmo Carrillo-Samano and Maguadalupe Mercado and Samuel M. Quirarte and Rosa E. Quirarte, of Lake County, Indiana, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to The Carrillo-Samano Family Living Trust dated May 5, 2016, the following described real estate in Lake County, Indiana, to wit:

LOT 79 IN WOODLAND MANOR UNIT 3, TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 123, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as and Grantees address: 1606 Crestwood Drive, Lowell, Indiana 46356

to have and to hold the said real estate with all improvements, upon the trusts, and for the uses and purposes set forth herein and in the Trust Agreement. The Grantors, Erasmo Carrillo-Samano and Maguadalupe Mercado, further reserves a Life Estate in all the Property.

AKA MAGUADALUPE GUZMAN-MERCADO

The Trustee shall have full power and authority as the Trustee, to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to sell or to subdivide the 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 the real estate or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the 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, 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 renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the 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 the Trustee or any successor in trust, in relation to the real estate, or to whom the real estate or any part there shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, or any successor in trust, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on the 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 the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee, or any successor in trust in relation to the 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 the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that the 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 the successor or

DULY ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

2016 JUN 27 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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AMOUNT \$ 19.00
CASH _____ CHARGE _____
CHECK # 2966
OVERAGE _____
COPY _____
NON-COM _____
CLERK _____

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356

DULY ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

MAY 10 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 18.00
CASH _____ CHARGE _____
CHECK # 2861
OVERAGE _____
COPY _____
NON-COM _____
CLERK _____

By: _____

1 ref

