2016 035741

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 JUN -9 AM 8: 39
MICHAEL B. BROWN

RECORDER

TRUSTEE'S DEED

THIS INDENTURE, made this 20TH day of May, 2016 by SHARON MERSCH, as Trustee under the provisions of a Trust Agreement dated October 22, 2003, and known as the SHARON MERSCH DECLARATION OF TRUST, hereinafter referred to as Grantor, and SHARON MERSCH and RANDALL MERSCH, as Toint tenants with rights of survivorship, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of the SHARON MERSCH DECLARATION OF TRUST, the provisions of a Trust Agreement dated October 22, 2003, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Transfer and Convey to: SHARON MERSCH and RANDALL MERSCH, as joint tenants with rights of survivorship pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Lake County, Indiana, commonly known as regally described as:

THE NORTH 38.00 FEET, BY PARALLES LINES, OF COT 550 IN FOXWOOD ESTATES, UNIT 8, AN ADDITION TO THE TOWN OF SCHEREFVELLE, LAKE COUNTY, INDIANA AS RECORDED IN PLAT BOOK 76, PAGE 76 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 6949 Falcon Drive, Schererville, IN 46375

Permanent Index No. 45-11-13-132-017.000-036

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 premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises or any part thereof to a successor or successors in trust and to grant to such successor 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 part thereofor to be said property, or any part thereofore the said property of the said trustee.

Approved Assessor's Office

JUN 08 2016

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JOHN E, PETALAS LAKE COUNTY AUDITOR

B E V#011450 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 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 property, 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 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 of 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 read estate shall be conclusive evidence in terfor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at 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 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 title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary thereunder 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.

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

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, have hereunto set her hand and seal the day and year first above written.

SHARON MERSCH, Trustee of the SHARON MERSCH DECLARATION OF TRUST

STATE OF ILLINOIS

COUNTY OF COOK

Document is

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHARON MERSCH, as Trustee of the SHARON MERSCH DECLARATION OF TRUST dated October 22, 2003, personally knowledged the said person whose name is subscribed to the foregoing instrument, appeared before mathic Cavin person and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this day of May, 2016.

Commission expires:

NOTARY PUBLIC -STATE OF ILLINOIS

I affirm, under the penalties for perjury, that I have taken the reasonable care to reduce each Social Security Number in this document, unless require the Haw.

Signature of Declarant Scott R. Wheaton, Esq. Palated Name of Declarant

This instrument was prepared by: Scott R. Wheaton, Attorney at Law, 3108 Ridge Road, Lansing, IL 60438

MAIL TO:

Scott R. Wheaton 3108 Ridge Road Lansing, IL 60438 SEND SUBSEQUENT TAX BILLS TO:

Sharon Mersch and Randall Mersch 6949 Falcon Drive Schererville, IN 46375