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MICHAEL B. BROWN  
RECORDER

3 DEED IN TRUST

Mail tax bills to: Paula J. Taylor  
7434 Magoun Avenue  
Hammond, IN 46324

Tax Key No.: 45-07-17-130-036.000-023

This Indenture Witnesseth that

**Document is  
NOT OFFICIAL!**  
PAULA J. TAYLOR  
who hereafter reserve unto herself  
a life estate  
This Document is the property of  
the Lake County Recorder!

of the County of LAKE, State of INDIANA

CONVEYS AND WARRANTS to

**STOP**  
PAULA J. TAYLOR, as TRUSTEE of the  
PAULA J. TAYLOR LIVING TRUST  
under the terms and provisions of a certain

Trust Agreement and any successors as Trustee appointed under the Trust Agreement,

Dated September 29, 2010,  
7434 Magoun Avenue, Hammond, IN 46324  
(GRANTEE'S NAME and ADDRESS)

of the County of LAKE, State of INDIANA

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:

LOT 16, 17 AND NORTH TEN (10) FEET OF LOT 18, BLOCK 11, UNIT 7 OF  
WOODMAR, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 16, PAGE  
34, IN LAKE COUNTY, INDIANA.

Commonly known as: 7434 Magoun Avenue, Hammond, IN 46324

014725

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 18 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: mk

20  
CASH  
12

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.

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

1. Grantor hereby reserves unto herself a life estate in and to the profits, use and possession of the above described real estate for the rest of their lifetimes.

2. 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.

3. 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, deed, 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.

4. 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.

There is no monetary consideration for this Deed.  
No title examination was done by the preparer of this Deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed, this 3rd day of August, 2016.



*Paula J. Taylor*  
\_\_\_\_\_  
PAULA J. TAYLOR

State of Indiana, County of Lake

Before me, Marcia L. Clegg, a Notary Public in and for the County, in the State aforesaid, this 3rd day of August, 2016 personally appeared:

PAULA J. TAYLOR

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



Marcia L. Clegg  
Resident Of  
Lake County  
My Commission Expires:  
3/25/2017

*Marcia L. Clegg*  
\_\_\_\_\_  
Marcia L. Clegg, NOTARY PUBLIC

Commission expires \_\_\_\_\_  
County of Residence \_\_\_\_\_

**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

