

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

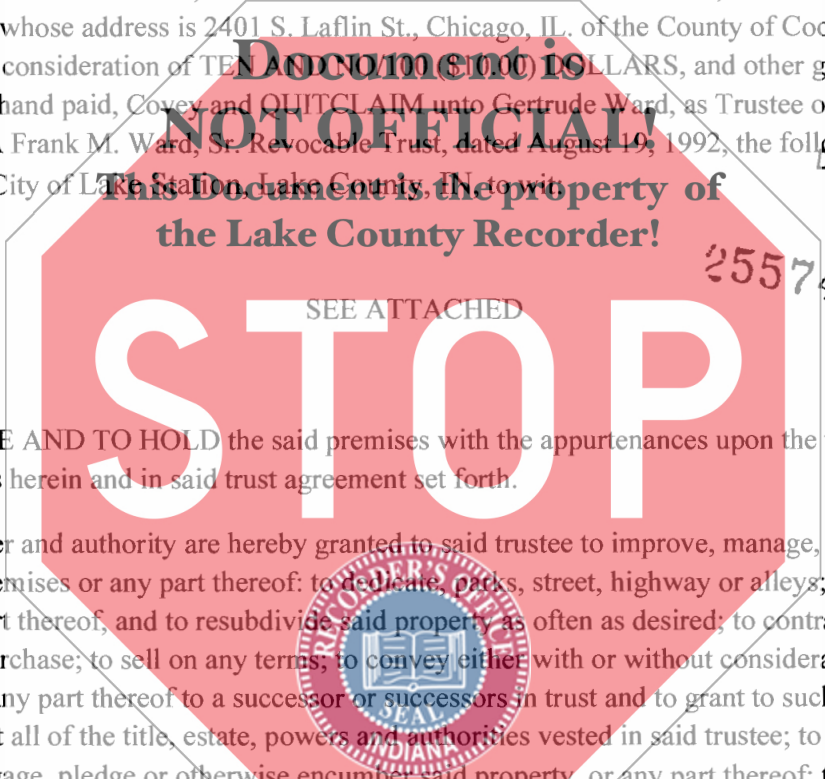
2016 059272

2016 AUG 31 AM 8:43

MICHAEL B. BROWN
RECORDER

DEED IN TRUST

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THE GRANTOR Gertrude Ward, as Successor Trustee of the Frank M. Ward, Sr. Revocable Trust dated August 19, 1992, whose address is 2401 S. Laflin St., Chicago, IL, of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Covey and QUITCLAIM unto Gertrude Ward, as Trustee of the Non-GST Marital Trust U/A Frank M. Ward, Sr. Revocable Trust, dated August 19, 1992, the following described real estate in the City of Lake Station, Lake County, IN, to-wit:



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

25574 AUG 29 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, street, highway or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant option 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 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 party 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 times, 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

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: JS

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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 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 relations 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 trust, conditions and limitations contained in this Indenture and in 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 all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, 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 there as aforesaid.

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 Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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

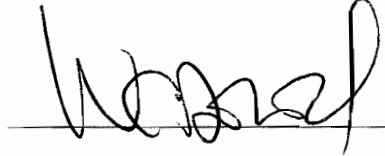


Gertrude Ward (Seal)
Gertrude Ward

STATE OF ILLINOIS, COUNTY OF COOK

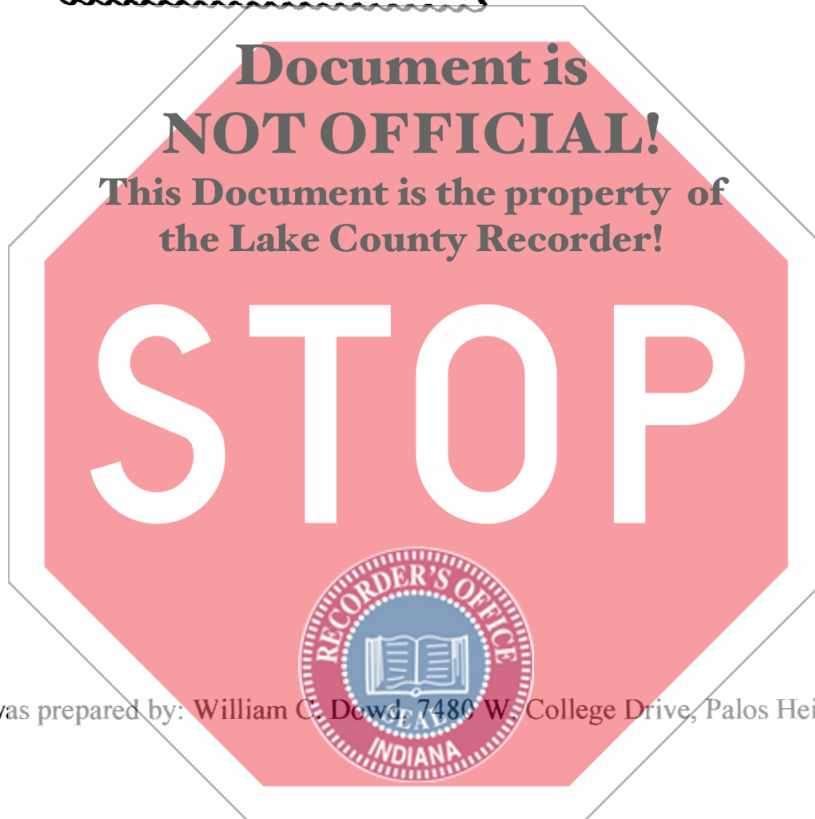
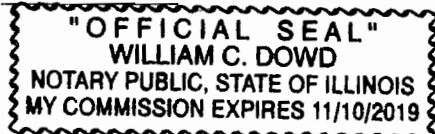
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERTRUDE WARD is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 1st day of August, 2016.



Commission Expires:

Notary Public



This instrument was prepared by: William C. Dowd, 7480 W. College Drive, Palos Heights, IL 60463

Mail To:
William C. Dowd
7480 W. College Dr., Suite 101
Palos Heights, Illinois 60463

Send Subsequent Tax Bills To:
Gertrude Ward
2401 S. Laflin St.,
Chicago, IL. 60608

*No consideration exchanged with regard to this transfer
as it is for estate planning only.*

Part of the S 1/2 of Fractional Section 7, Township 36 North, Range 7 West of the 2nd P.M., in the City of Lake Station, Calumet Township, Lake County, Indiana, described as Beginning at a point of the North Line of said South 1/2 and 1679.33 feet Easterly of the Northwest corner of said South 1/2; thence South 78°37'35" West, 723.45 feet along the Southerly line of NIPSCO right-of-way as described in Deed Record 339 page 184; thence South 03°01 '59" West, 196.82 feet; thence South 59°07'35" West, 211.98 feet to a point of tangent curve; thence 41.67 feet along the arc of a curve to the right, said arc having a radius of 270.00 feet and subtended by a long chord bearing South 63 °32' 51" West, 41.63; thence South 67°58'08" West, 69.68 feet to a point of tangent curve; thence 104.25 feet along the arc of a curve to the right, said arc having a radius of 270.00 feet and subtended by a long chord bearing South 79°01 '48" West, 103.60 feet; thence North 89°54'33" West, 590.41 feet to the West Line of said Section 7; thence South 01 °46'30" West, 480.57 feet along said West Line of said Section 7 to the Northerly Line of NIPSCO right-of-way described in Deed Record 1362 page 361; thence North 75°57'30" East, 582.91 feet; thence North 64°18'30" East 1892.93 feet to the North Line of the South 1/2 of Section 7; thence North 86°58'00" West, 561.61 feet to the point of beginning, containing 16.655 acres more or less.

Permanent Real Estate Index Number(s): 13-20-0300-0003

Commonly known as 1525 Clay Street, Lake Station, IN 46405

