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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 059398

2016 AUG 31 AM 9:16

MICHAEL B. BROWN  
RECORDER

**DEED IN TRUST**

THE GRANTOR:

**ROBERT E. FOSTER and  
CHRISTINE FOSTER, HUSBAND AND WIFE,  
and ROBERT C. FOSTER**, of the County of Lake and  
State of Indiana, for and in consideration of TEN (\$10.00)  
Dollars, and other good and valuable consideration in  
hand paid, Conveys and QUIT CLAIMS TO:

**ROBERT E. FOSTER and CHRISTINE M. FOSTER**, as Trustees, under the provisions of a  
trust agreement dated the *2nd* day of August, 2016, (hereinafter referred to as "said Trustee,"  
regardless of the number of trustees), known as the **ROBERT E. FOSTER AND CHRISTINE  
M. FOSTER LAND TRUST AGREEMENT NUMBER 1**, 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:

**THE EAST 140.00 FEET OF THE SOUTH 55.00 FEET OF THE NORTH 110.00 FEET OF  
LOT 1 IN SWETS ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT  
THEREOF, RECORDED IN PLAT BOOK 19 PAGE 24, IN THE OFFICE OF THE  
RECORDER OF LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 212 KENNEDY AVE., SCHERERVILLE, IN 46375  
PARCEL NUMBER: 45-11-04-176-007.000-036

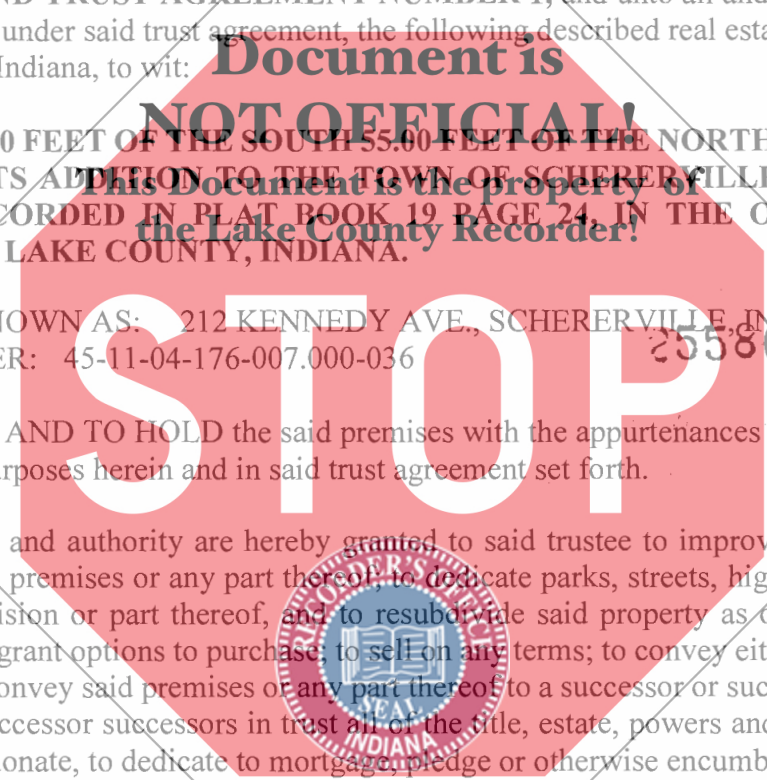
TO HAVE AND TO HOLD the said premises with the appurtenances upon the same to the said Trusts and  
for the uses and purposes herein and in said trust agreement set forth.

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, 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 lease and options to renew leases and options to purchase the

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *mb*



PROBLY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
AUG 29 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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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 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 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 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 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.

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


In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 2nd day of August, 2016.

Robert E. Foster (SEAL) Christine Foster (SEAL)  
ROBERT E. FOSTER CHRISTINE FOSTER

Robert C. Foster (SEAL)  
ROBERT C. FOSTER



I affirm, under the penalties for perjury, that I have taken the reasonable care to redact each Social Security Number in this document, unless required by law.

  
Signature of Declarant

Scott R. Wheaton, Esq.  
Printed Name of Declarant

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

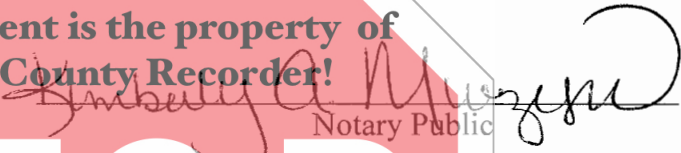
**ROBERT E. FOSTER, CHRISTINE M. FOSTER AND ROBERT C. FOSTER**

personally known to me to be the same persons whose name are 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 21 day of August, 2016.



**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

  
Notary Public

THIS INSTRUMENT PREPARED BY: SCOTT R. WHEATON, ATTORNEY AT LAW  
3108 RIDGE ROAD, LANSING, IL 60438

MAIL TO:  
Scott R. Wheaton & Associates  
3108 Ridge Road  
Lansing, IL 60438



GRANTEE'S ADDRESS:  
SEND SUBSEQUENT TAX BILLS TO:  
Robert E. Foster and Christine M. Foster  
212 Kennedy Avenue  
Scherverville, IN 46375