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2017 003356

FILED FOR RECORD
2017 JAN 18 AM 10:36
MICHAEL H. BROWN
RECORDER

Mail Tax Bills to:
498 Hidden Oak Dr.
Hobart, IN 46342

Grantee Address:
498 Hidden Oak Dr.
Hobart, IN 46342

Parcel No.
45-13-05-376-003.000-018

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **GAIL E. BARUS**, AN INDIVIDUAL, of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to **GAIL E. BARUS, TRUSTEE OF THE GEB 2017 TRUST DATED JANUARY 9, 2017**, the following described real estate in Lake County, Indiana, to-wit:

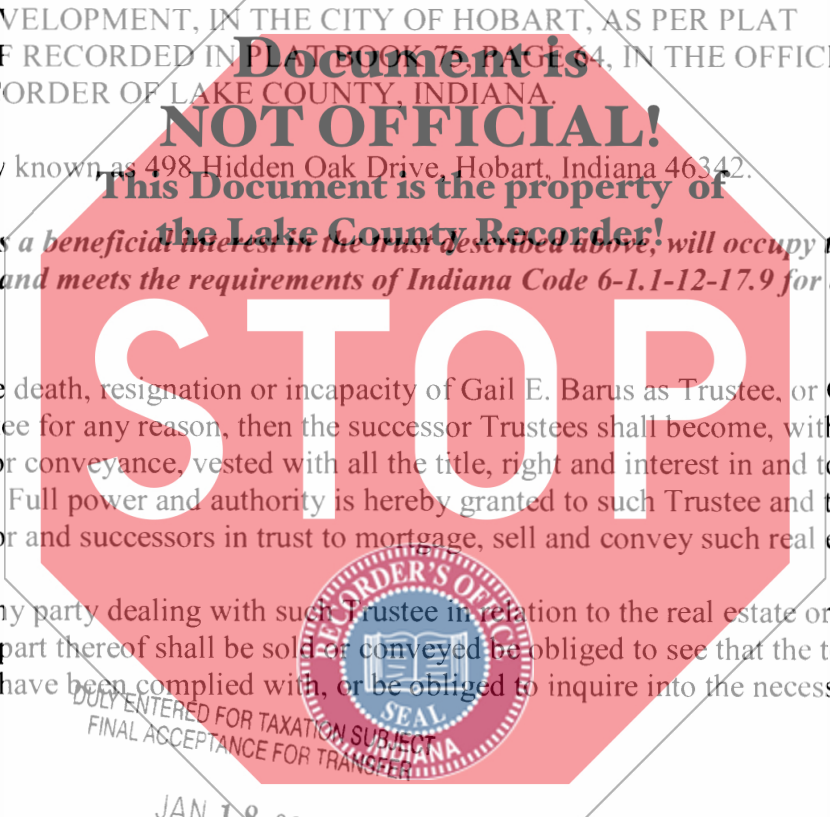
LOT 13, EXCEPT THE WEST 45.0 FEET THEREOF, BY PARALLEL LINES, AND THAT PART OF THE SOUTH HALF OF VACATED 16TH STREET ADJACENT THERETO. IN UNIT 4 OF BARRINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF HOBART, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 75 PAGE 64, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

commonly known as 498 Hidden Oak Drive, Hobart, Indiana 46342.

Gail E. Barus has a beneficial interest in the trust described above, will occupy the real estate described above, and meets the requirements of Indiana Code 6-1.1-12-17.9 for a trust entitled to deductions.

In the event of the death, resignation or incapacity of Gail E. Barus as Trustee, or Gail E. Barus ceases to be Trustee for any reason, then the successor Trustees shall become, without any further act, deed or conveyance, vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to such Trustee and to such Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 18 2017

010385

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____ JS

{File: 00125185.DOC}

E \$2000
M.E
#9812

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, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or her successor or successors in trust was authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

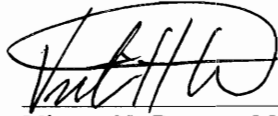
Neither the Trustee nor her successor or successors in trust shall be personally liable upon any conveyance of the real estate. ~~the Lake County Recorder.~~ Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

Dated this 09 day of January, 2017.



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared **GAI E. BARUS** and acknowledged the execution of this instrument this 9 day of January, 2017.



Victor H. Prasco, Notary Public
My Commission Expires: 01/12/2024
Resident of Lake County, Indiana

I 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. Victor H. Prasco

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

This Instrument prepared by: Victor H. Prasco, Burke Costanza & Carberry LLP 9191 Broadway, Merrillville, IN 46410

STOP

