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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 005845

2017 JAN 26 AM 9:05

MICHAEL B. BROWN  
RECORDER

Mail Tax Bills to:  
Gregory T. Bales, M.D.  
Amy C. Bales, M.D.  
10212 St. James Ct.  
Munster, IN 46321

Grantee Address:  
10212 St. James Ct.  
Munster, IN 46321

Parcel No.  
45-07-31-481-002.000-027

**DEED INTO TRUST**

THIS INDENTURE WITNESSETH that **GREGORY T. BALES AND AMY C. BALES**, husband and wife 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, convey and warrant to **GREGORY T. BALES AND AMY C. BALES, AS TRUSTEES OF THE GREGORY T. BALES AND AMY C. BALES REVOCABLE TRUST DATED DECEMBER 23, 2016**, the following described real estate in Lake County, Indiana, to-wit:

LOT ONE HUNDRED EIGHTEEN (118), SOMERSET PHASE II, A SUBDIVISION IN THE TOWN OF MUNSTER, IN PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

commonly known as: 10212 St. James Ct., Munster, IN 46321

In the event of the death, resignation or incapacity of one of the Trustees, or one of the trustees ceases to be Trustee for any reason, then the other shall act as successor Trustee. If the other has died, resigned is incapacitated or ceases to be Trustee for any reason, then any other successor Trustee, 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 said Trustee and to said 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 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 any amendment thereof or in any amendment thereof and binding upon all beneficiaries thereof.

DO NOT ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR PAYMENT  
FILED IN FINANCE PART

JAN 25 2017  
JAN 25 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
LAKE COUNTY AUDITOR

000404

AMOUNT \$ 18.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 9817  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
E DEPUTY JAS

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

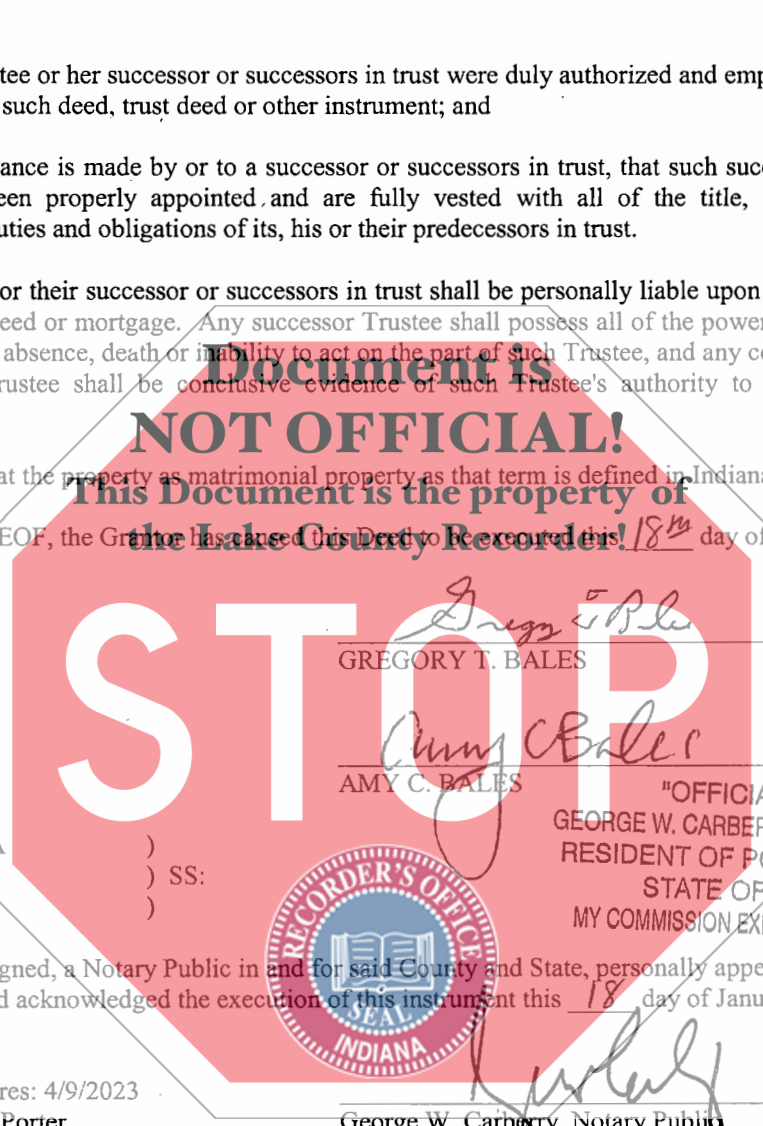
By: [Signature]

- (c) That the Trustee or her successor or successors in trust were duly 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 Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. 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.

We hereby elect to treat the property as matrimonial property as that term is defined in Indiana code \_\_\_\_\_.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed this 18<sup>th</sup> day of January, 2017.



*Gregory T. Bales*  
 \_\_\_\_\_  
 GREGORY T. BALES

*Amy C. Bales*  
 \_\_\_\_\_  
 AMY C. BALES

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF LAKE )

"OFFICIAL SEAL"  
 GEORGE W. CARBERRY, NOTARY PUBLIC  
 RESIDENT OF PORTER COUNTY  
 STATE OF INDIANA  
 MY COMMISSION EXPIRES: APRIL 9, 2023

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Gregory T. Bales and Amy C. Bales, and acknowledged the execution of this instrument this 18 day of January, 2017.

My Commission Expires: 4/9/2023  
 County of Residence: Porter

*George W. Carberry*  
 \_\_\_\_\_  
 George W. Carberry, Notary Public

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. George W. Carberry

Document Prepared by: *George W. Carberry, Burke Costanza & Carberry LLP*  
 9191 Broadway, Merrillville, IN 46410