

DEED IN TRUST  
(INDIANA)

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 FEB 13 AM 8:34

MICHAEL B. BROWN  
RECORDER

2017 009269

Grantors, John T. Fangras and Debra L. Fangras, of 10 West Serenity Lane, Schererville, Lake County, Indiana, for and in consideration of One Dollar and other good and valuable consideration, convey and warrant unto John T. Fangras and Debra L. Fangras, as Trustees, under a revocable Trust Agreement made by them on 7 December, 2016, the following described real estate in Lake County, Indiana:

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

Parcel Id.

45-1-22-352-003-000-036

Common Address:

10 West Serenity Lane, Schererville, IN 46328

Grantees Address:

10 West Serenity Lane, Schererville, IN 46328

Legal Description:

Lot 17 in Whispering Ridge Unit 2, an Addition to the Town of Schererville, as per plat recorded in Plat Book 103 page 70, in the records of the Recorder of Lake County, Indiana.

Subject to:

1. General taxes for 2016 and thereafter;
2. Rights of the public for highway purposes;
3. Easements, covenants and restrictions of record;
4. Unrecorded easements for drainage ditches and title drainage;
5. Existing mortgages.

TO HAVE AND TO HOLD the premises with the appurtenances upon the trusts and for the uses and purposes set forth in this Deed in Trust and in the Trust Agreement.

Full power and authority is granted to the Trustee to improve, manage, protect and subdivide the premises or any part of it, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part, and to resubdivide the 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 the premises or any part to the successors in trust and to grant to such successors in trust all of the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the property, or any part of it, 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 to lease and options to renew 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 the property, or any part, for other real or personal property, to grant

NO LIES DISCLOSURE NEEDED

Approved Assessor's Office

By:

FILED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER  
FEB 10 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

010882

20<sup>th</sup>  
100770121

RM

easements or charges of any kind, to release, convey or assign any right, title or interest in or about any easement appurtenant to the premises or any part, and to deal with the property and every part of it 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 hereafter.

This conveyance is made upon the express understanding and condition that neither said Trustee, individually or as Trustee, nor his successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the real state or under the provisions of this Deed or Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by it in the name of the beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereto). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

**This Document is the property of the Lake County Recorder!**

In no case shall any party dealing with the Trustee in relation to the premises, or to whom the premises or any part shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the Trustee or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease 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, lease or other instrument, (a) that at the time of the delivery the trust created by this Deed in Trust and by the 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 Deed in Trust and in the Trust Agreement or in some amendment to it and is binding upon all beneficiaries, (c) that the 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds.

In Witness, the grantors have executed this Deed in Trust on this 2<sup>nd</sup> day of DECEMBER, 2016.

John T. Fangras  
John T. Fangras

Debra L. Fangras  
Debra L. Fangras

