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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 009814

2017 FEB 15 AM 8:34

MICHAEL B. BROWN  
RECORDER

Above space for recording purposes

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NOT OFFICIAL!**  
TRUSTEE'S DEED  
(INDIANA)

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

THIS INDENTURE WITNESSETH THAT GRANTOR, **Belen R. Dizon, M.D.**, individually, of 9138 Marigold Lane, Munster, Indiana 46321, for and in consideration of TEN and NO DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to **Belen Dizon, as Trustee of the Belen Dizon Revocable Trust dated April 29, 1987, as amended**, and unto all and every successor or successors in trust under said trust agreement, all right, title and interest of the Grantors in the following described real property ("Property") situated in the County of Lake, in the State of Indiana, to wit:

LOT 14, FAIRMEADOW 17<sup>TH</sup> ADDITION, BLOCK TWO, TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 43, PAGE 25, IN LAKE COUNTY, INDIANA.

Commonly Known As: 9138 Marigold Lane, Munster, Indiana 46321

Parcel No. 45-07-30-251-014-000-027

together with the tenements and appurtenances thereunto belonging.

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

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 14 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

11176587\_1

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: T.T.

010947

# 20  
CK# 1031686  
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## TERMS AND CONDITIONS

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 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 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 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 the time of the delivery thereof the trust created by this Deed in Trust 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 Deed in Trust and in said Trust Agreement or in some amendments 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

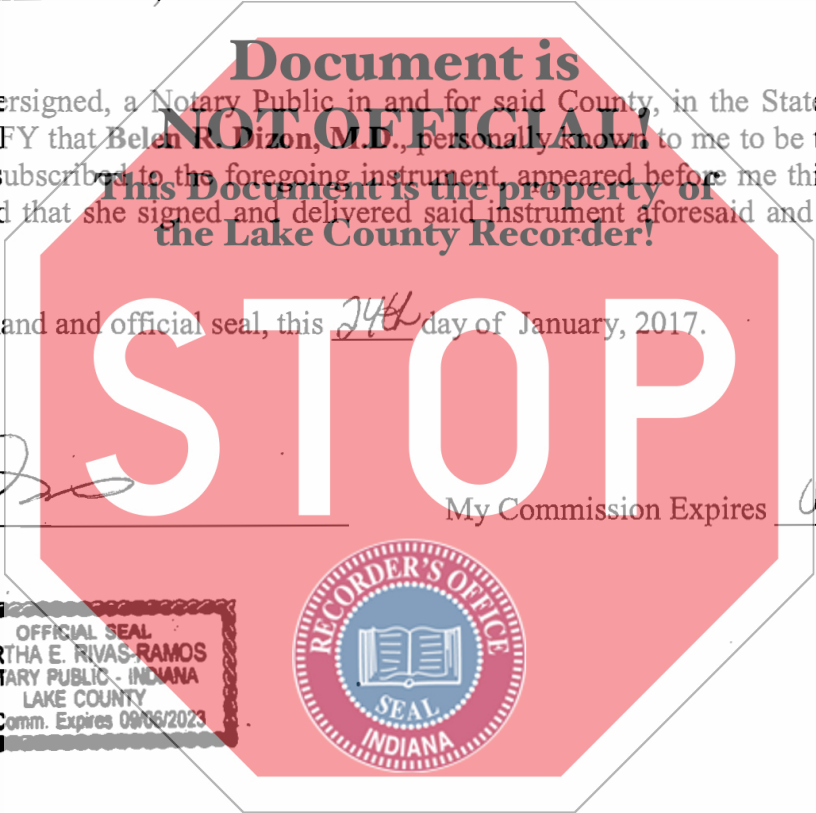
This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed in Trust or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all liability being hereby expressly waived and released, *and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except in its capacity as Trustee and only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.* 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 in Trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

24th IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this day of January, 2017.

Belen R. Dizon M.D.  
Belen R. Dizon, M.D.

STATE OF INDIANA        )  
  ) ss:  
COUNTY OF LAKE        )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Belen R. Dizon, M.D.~~, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument aforesaid and as her free and voluntary act.

Given under my hand and official seal, this 24th day of January, 2017.

Notary Public

[Handwritten Signature]

My Commission Expires 09/06/23



**MAIL TO:**

Ben M. Roth  
Roetzel & Andress  
20 S. Clark Street, Suite 300  
Chicago, Illinois 60603

**SEND SUBSEQUENT TAX BILLS TO:**

Belen Dizon, M.D.  
9138 Marigold Lane  
Munster, Indiana 46321