

3.

DEED TO TRUST

2017 010492

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 FEB 17 AM 11:41

MICHAEL B. BROWN
RECORDER

THIS INDENTURE WITNESSETH, that Grantor, Carl E. Strain, of Lake County, Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants unto Grantee, **STRAIN BENEFIT TRUST NO. 911**, a trust formed under a Trust Agreement dated December 16, 2016, the following described Real Estate in the County of Lake, State of Indiana:

LOTS 51 AND 52, BLOCK 2, IN TOGG AND HAMMOND'S SECOND ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

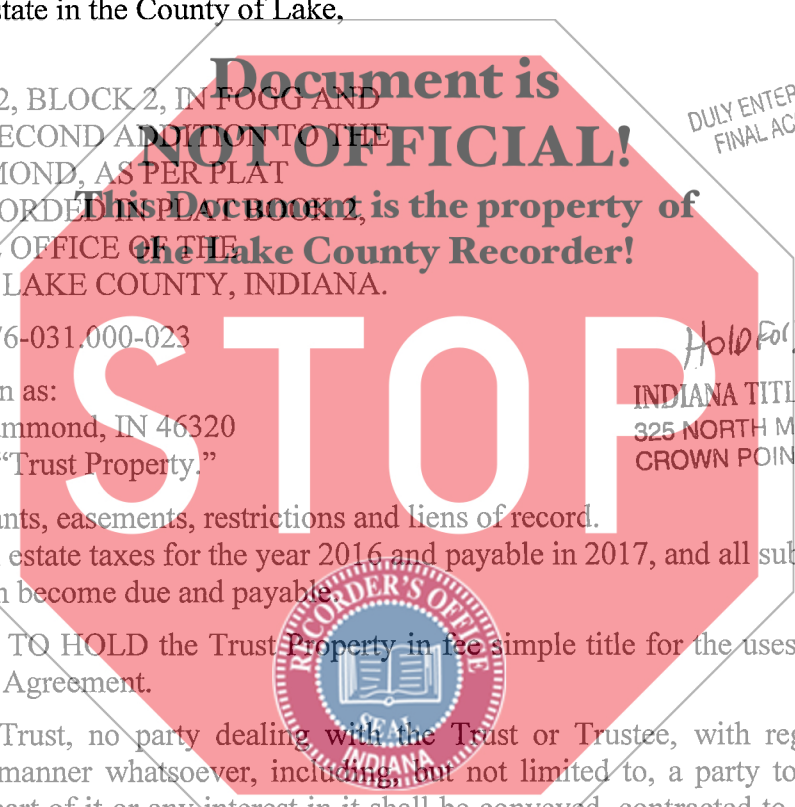
PIN: 45-03-31-376-031.000-023

Commonly known as:
911 Sibley St, Hammond, IN 46320
herein called the "Trust Property."

Subject to covenants, easements, restrictions and liens of record.
Subject to all real estate taxes for the year 2016 and payable in 2017, and all subsequent real estate taxes which become due and payable.

TO HAVE AND TO HOLD the Trust Property in fee simple title for the uses and purposes set forth in the Trust Agreement.

Pursuant to the Trust, no party dealing with the Trust or Trustee, with regard to the Trust Property in any manner whatsoever, including, but not limited to, a party to whom the Trust Property or any part of it or any interest in it shall be conveyed, contracted to be sold, leased or mortgaged, by Trustee, shall be obliged to see to the application of any purchase money, rent, money borrowed or other consideration given or otherwise paid or advanced on the Trust Property; or be obliged to see that the terms of the Trust have been complied with; or be obliged to inquire into the powers and authority, or the necessity or expediency, of any act of Trustee; or be obliged or privileged to inquire into any of the terms of the Trust. Every deed, mortgage, lease, contract or other instrument executed by Trustee in relation to the Trust Property shall be conclusive evidence in favor of every person relying upon or claiming any right, title or interest under the Trust or under any such instrument: that at the time of its execution the Trust created by the Trust Agreement was in full force and effect; that the instrument was executed in accordance with the terms and conditions of the Trust Agreement and all of its amendments, if any; that the instrument is binding upon all Beneficiaries under it; that Trustee was duly authorized and empowered to execute and deliver every such instrument; and that, if a



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 17 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Indiana Title Network Company
325 NORTH MAIN
CROWN POINT, IN 46307

Hold For: 58800-01

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25490
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conveyance has been made by a successor- or successors-in-trust, the successor or successors have been appointed properly and are vested fully with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor-in-trust.

The interest of each Beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in possession, earnings, avails and proceeds arising from the use, sale or other disposition of the Trust Property, and such interest is personal property, and no Beneficiary hereunder shall have any title or interest, legal or equitable, in or to the Trust Property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder.

The initial Trustee holding title to the Trust Property under the terms of the Trust Agreement shall be Daniel W. Granquist, as Trustee, whose business mailing address is PO Box 892, Chesterton, IN 46304. The situs of the domicile of the Trust shall be the place of business of Trustee and of any successor Trustee who shall henceforth act in that capacity. The situs of the Trust shall be the governing jurisdiction for any legal action undertaken regarding the Trust or the Trust Property. In the event of Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given, the filing of a death certificate or notice of resignation or dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which the Trust Property is held, along with an Affidavit attesting to the appointment of and acceptance by any successor Trustee(s), without regard to the order in which listed, shall be effective to vest title to the successor Trustee or Trustees.

Trustee (or Trustees, as the case may be), is invested with all powers not disallowed by law, including the following powers: (a) to manage, improve, divide, subdivide or partition the Trust Property, or any part thereof, (b) to sell on any terms, to grant options to purchase, to contract to sell, to convey with or without consideration, (c) to convey to a successor or successors in Trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in Trustee, (d) to mortgage, encumber or otherwise transfer the Trust Property, or any interest therein, as security for advances or loans, (e) to dedicate parks, street, highways or alleys, and to vacate any portion of the Trust Property, (f) to lease and enter into leases for the whole or part of the Trust Property, from time to time, but any such leasehold or renewal shall not exceed a single term of 198 years, and to renew, extend or modify any existing lease, (g) to grant easements or charges of any kind, (h) to release, convey or assign any right, title or interest in or about or easement appurtenant to the Trust Property or any part thereof, and (i) to deal with Trust 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 WITNESS WHEREOF, Grantor has executed this deed this 16 day of ^{February}~~January~~, 2017.

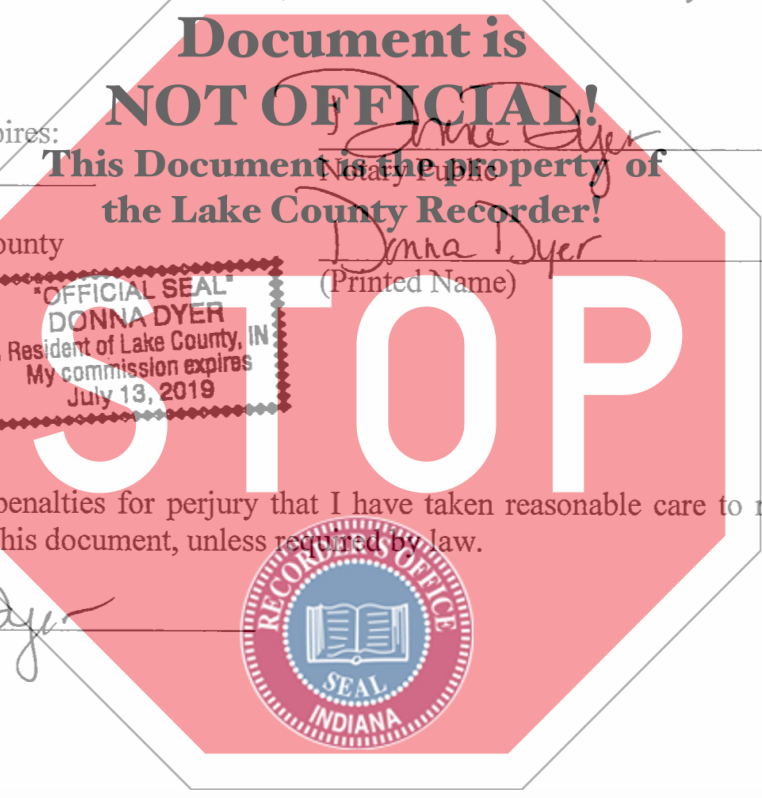
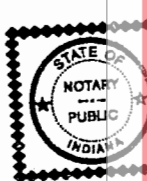
Carl E. Strain
Carl E. Strain

STATE OF INDIANA)
COUNTY OF LAKE) ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 16 day of February, 2017, personally appeared Carl E. Strain and acknowledged the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:
7-13-19

Resident of Lake County



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.

Donna Dyer



This instrument was prepared by:
Daniel W. Granquist, Attorney at Law, and after recording should be returned to PO Box 892, Chesterton, IN 46304.

Mailing address for tax bills:
Strain Benefit Trust No. 911, PO Box 892, Chesterton, IN 46304.

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.
Janet McLeod