

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 019381

2017 MAR 24 PM 1:42

MICHAEL B. BROWN  
RECORDER

# DEED INTO TRUST

THIS INDENTURE WITNESSETH that SAM SHERVINO, of Lake County, in the State of Indiana ("Grantor"),

## CONVEYS AND WARRANTS

To: SAM S. SHERVINO, as Trustee, pursuant to the provisions of a Trust Agreement dated the 31st day of March, 2011, known as the S.S.S. Living Trust dated March 31, 2011, and any amendments thereto (the "Trust"), hereinafter referred to as "Trustee", of Lake County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 306 in Lakes of the Four Seasons, Unit No. 2, as per plat thereof, recorded in Plat Book 37, Page 76, in the Office of the Recorder of Lake County, Indiana.

Address of property: 3044 Sunrise Dr., Crown Point, IN 46307  
Property ID: 45-17-09-251-016.000-044

Pursuant to Ind. Code §6-1.1-12-17.9, as amended, Grantor swears and affirms that he, as Trustee, has a beneficial interest in said Trust and would be considered the owner of the above described real estate pursuant to applicable Indiana law. In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 or other instrument:

- a. that at the time of the delivery thereof the trust created by this indenture 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 indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder;

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: TT

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 24 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

011293

18-  
5464  
RM

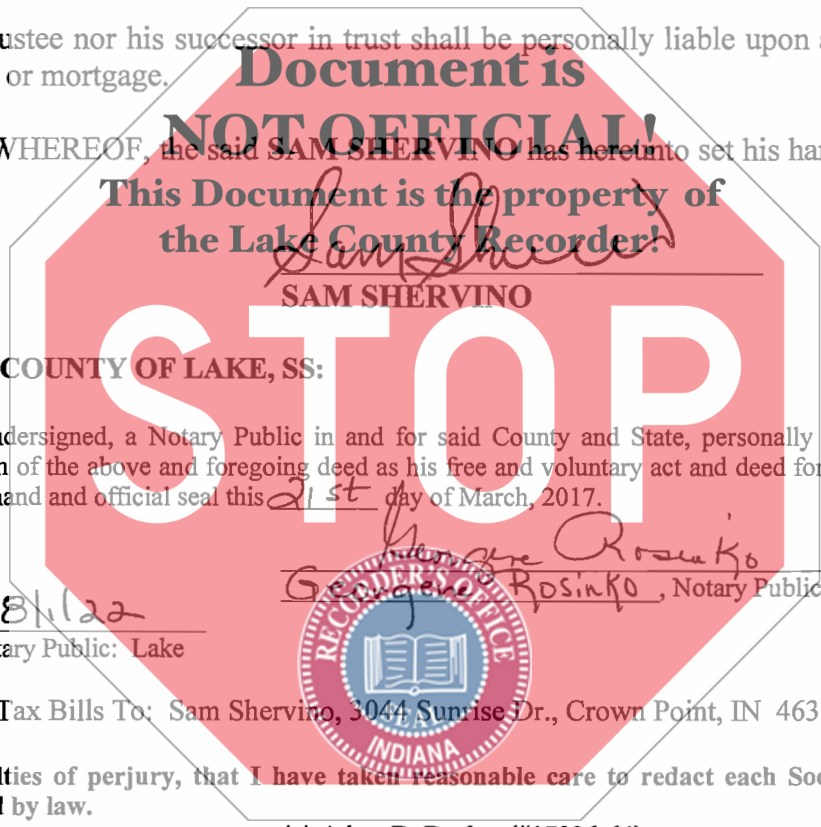
c. that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and

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 her predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid.

Neither said Trustee nor his successor in trust shall be personally liable upon any conveyance by either of them, either by deed or mortgage.

IN WITNESS WHEREOF, the said SAM SHERVINO has hereunto set his hand this 21<sup>st</sup> day of March, 2017.



STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sam Shervino, who acknowledged the execution of the above and foregoing deed as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and official seal this 21<sup>st</sup> day of March, 2017.

My Commission Expires: 8/1/22  
County of Residence of Notary Public: Lake

Georgene Rosinko, Notary Public  
RECORDS & CLERK OFFICE  
INDIANA

Grantee's Address/Mail Tax Bills To: Sam Shervino, 3044 Sunrise Dr., Crown Point, IN 46307

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Adam D. Decker (#17926-64)

This instrument prepared by Adam D. Decker, Attorney at Law, 10200 Broadway, Crown Point, IN 46307.

