

2017 019417

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 MAR 24 PM 3:17

MICHAEL B. BROWN
RECORDER

3

MAIL TAX BILLS TO:
Gina M. Peart
3877 Kingsway Drive
Crown Point, Indiana 46307

MAIL RECORDED DEED TO:
John R. Russell
Attorney at Law
JOHN R. RUSSELL, LTD.
1820 Ridge Road, Suite 101,
Homewood, IL 60430



**DEED IN TRUST
(INDIANA)**

THIS INDENTURE WITNESSETH, that **GINA M. PEART**, of Lake County, State of Indiana, do hereby grant, bargain, sell and convey to **GINA M. PEART**, as Trustee under the provisions of a Trust Agreement dated February 20, 2017, and known as the **GINA M. PEART TRUST**, of 3877 Kingsway Drive, Crown Point, Indiana 46307, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described real estate in the Town of Crown Point, County of Lake, State of Indiana, to wit:

Lot 80, in Summertree, Phase One, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 99, page 48 in the Office of the Recorder of Lake County, Indiana.

PARCEL ID NUMBER: 45-16-02-201-015.000-042

ADDRESS OF PROPERTY: commonly known as 10219 California Street, Crown Point, Indiana 46307

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.

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, street, 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

**DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER**

030060

Trustee's Deed
Page 1 of 3

MAR 24 2017

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

20.1
4215
B
[Signature]


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 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; (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 trustee 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, hers, or their predecessor in trust.

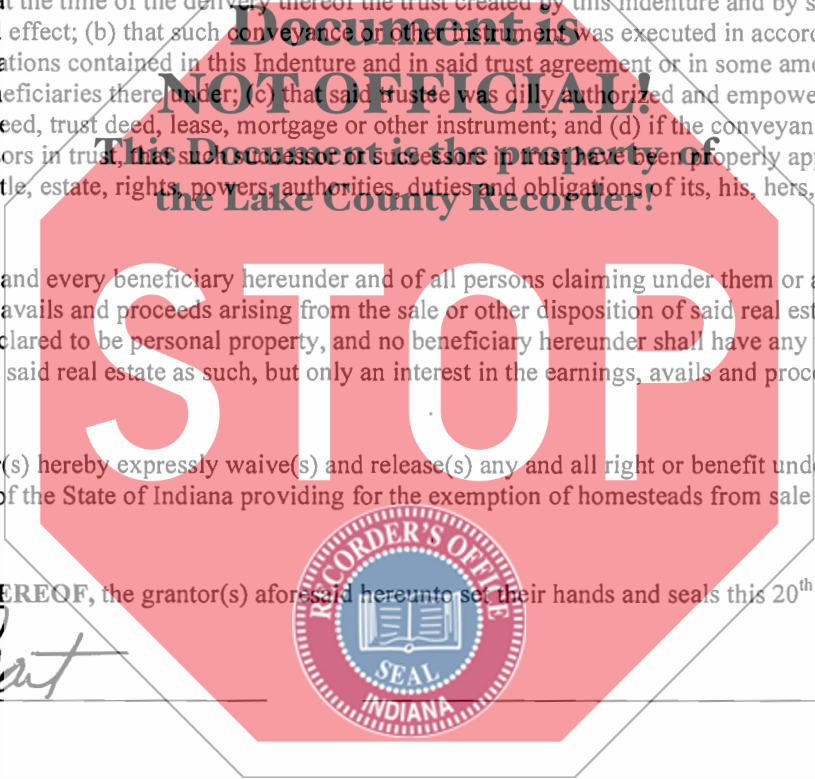
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Indiana providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid hereunto set their hands and seals this 20th day of February, 2017.



GINA M. PEART



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County of Cook and the State of Illinois, DO HEREBY CERTIFY that **GINA M. PEART**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notary Seal this 20th day of February, 2017.


Notary Public

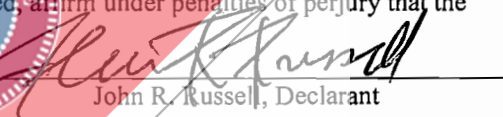
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
JOHN R. RUSSELL
Official Seal
Notary Public, State of Illinois
My Commission Expires Jun 5, 2020

This instrument was prepared by John R. Russell, JOHN R. RUSSELL, LTD, 1820 Ridge Road, Suite 101, Homewood, Illinois 60430, INDIANA ATTORNEY NUMBER 18862-45, at the specific request of the Grantor based solely on information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Grantor's execution and the Grantees' acceptance of this instrument.

STOP
DECLARATION

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby declare under penalties of perjury, that (1) I have reviewed this document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers; and (2) I have redacted, the extent permitted by law, each Social Security Number in the this document. I, the undersigned, affirm under penalties of perjury that the foregoing declarations are true.




John R. Russell, Declarant