

STATE OF INDIANA )  
COUNTY OF LAKE )

2017 041467

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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MICHAEL B. BROWN  
RECORDER

### CERTIFICATION OF TRUST

**GREGORY CLAUSSEN**, the Affiant, being first duly sworn on his oath, states:

1. He is the duly appointed and current acting Successor Trustee of the Irmgard Claussen Living Trust dated June 2, 2000.

2. Property of said Trust includes the following real estate in Lake County, Indiana:

PARCEL 1: Lot 6 in Geo. Schmal Estates, in the City of Crown Point, as per plat thereof, recorded in Plat Book 30, Page 73, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2: The North 80 feet of the West 10 feet of Lot 5 in Geo. Schmal Estates, in the City of Crown Point, as per plat thereof, recorded in Plat Book 30, Page 73, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 309 Rose Ellen Drive, Crown Point, Indiana 46307  
Key Nos: 45-16-08-353-019.000-042 and 45-16-08-353-020.000-042

3. Pursuant to IC 30-4-4-5, the Successor Trustee is providing this Certification of Trust instead of a copy of the trust instrument by certifying the following information:

a) The Irmgard Claussen Living Trust exists and is in full force and effect and the trust instrument was executed on June 2, 2000.

b) The names of the Grantor/Settlor is Irmgard Claussen.

c) Gregory Claussen is the currently acting Successor Trustee of the Irmgard Claussen Living Trust dated June 2, 2000. Gregory Claussen resides at 10935 Fathke Road, Crown Point, Indiana 46307.

d) The powers of the trustee include but are not limited to the following:

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i. To buy, sell, or exchange and convey or transfer trust property for cash or on credit and at public or private sale with or without notice; and

ii. To encumber, mortgage, pledge, or grant a security interest in trust property

iii. The power to execute and deliver all instruments necessary or appropriate to accomplishing or facilitating the transaction contemplated herein

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

e) The Trust was revocable by the Grantor/Settlor until the death of Irmgard Claussen on August 13, 2016. Said trust is now irrevocable.

f) The Successor Trustee is the only one authorized to sign or otherwise authenticate. There are no co-trustees authorized to exercise the powers of the trustee.

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**Heartland**  
**Title Services, Inc.**  
101 E. 90th Drive Suite C  
Merrillville, IN 46410  
17-1362

g) The manner of taking title to the trust property was by Warranty Deed.

4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.

**NOW THEREFORE**, the undersigned does hereby affirm and certify that the above facts as true. I understand and agree that Heartland Title Services, Inc. and the purchasers of said trust real estate are acting in good faith under and in reliance on this certification of trust and on my authority to convey or mortgage the above-described land on behalf of the Trust.

Affiant further sayeth not.

Signed: 

**GREGORY CLAUSSEN**

Date: June 29, 2017

**Document is NOT OFFICIAL!**

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STATE OF INDIANA

COUNTY OF LAKE

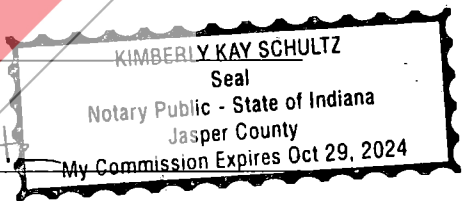
Before me, a Notary Public in and for said County and State, personally appeared **GREGORY CLAUSSEN** who acknowledged the execution of the foregoing Certification of Trust, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 29 day of June, 2017.

Notary Signature 

Printed

Kimberly Kay Schultz



Prepared by **Kent A. Jeffirs, Attorney at Law**, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of perjury, I have taken reasonable care to redact each Social Security number on this document unless required by law.