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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 085236

2017 DEC 14 PM 2:16

MAIL TAX BILLS TO:  
1115 Lincoln Street  
Hobart, IN 46342

MICHAEL B. BROWN  
RECORDER  
PARCEL NO. 45-13-05-132-004.000-018  
ADDRESS OF REAL ESTATE:  
1115 Lincoln Street  
Hobart, IN 46342

**DEED IN TRUST**

**THIS INDENTURE WITNESSETH**, that the Grantors, **JOHN SPRINGMAN, JR. AND ANNE M. SPRINGMAN**, of Hobart, Lake County, Indiana, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to John Springman, Jr. and Anne M. Springman, 1115 Lincoln Street, Hobart, Indiana 46342, as Trustees under the provisions of that certain Trust Agreement dated the 11th of December, 2017, addressed to The John Springman, Jr. and Anne M. Springman Revocable Living Trust Agreement, the following described real estate in Lake County, Indiana, to-wit:

The South fifty (50) feet of lot No. six (6), in Block seven (7) in Jake Kramer Jr., Addition to Hobart, Indiana as per plat thereof, recorded in Plat Book 11, page 22, in the Office of the Recorder of Lake County, Indiana.

Subject to: All taxes payable, easements and restrictions of record.

**The Grantors herein reserve unto themselves a life estate in said real estate.**

to have and to hold the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to the Trustees to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the real estate 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 the real estate 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 the Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the real estate, 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,

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 14 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

43631

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: pm

\$25<sup>00</sup>  
6387  
CAB

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 review leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, 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 the real estate of any part thereof, and to deal with the real estate 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 the Trustees or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, leases or other instrument executed by the Trustees, or any successor in trust in relation to the real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of the County) 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 the 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 the Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that the Trustees, or any successor in trust, 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 **John Springman, Jr.**, individually, or as Trustee, or **Anne M. Springman**, individually, or as Trustee, nor their successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this Deed or the Trust Agreement or any amendment

thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the Trustees in connection with the real estate may be entered into in the name of the then beneficiaries under the trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustees, in their own name, as Trustees of an express trust and not individually (and the Trustees shall have no obligation whatsoever, with respect to any such contract, obligation or indebtedness, except only so far as the Trust Property and funds in the actual possession of the Trustees 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.

The interest of each and every beneficiary hereunder and under the 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 the 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 the real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in **John Springman, Jr. and Anne M. Springman** as Trustees, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

In the event **John Springman Jr. or Anne M. Springman** are unable or refuse to act as Trustee, for any reason, then the other shall continue to serve as Successor Trustee. In the event that **John Springman, Jr. and Anne M. Springman** are unable or refuse to act as Trustee, for any reason then **John A. Springman**, shall serve as Successor Trustee.

IN WITNESS WHEREOF, the Parties hereto have set their hand and seal on this 11 day of December, 2017.

  
\_\_\_\_\_  
JOHN SPRINGMAN, JR., GRANTOR

  
\_\_\_\_\_  
ANNE M. SPRINGMAN, GRANTOR

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

I, Jerilyn Sons, Notary Public in and for said County and State, do hereby certify that **John Springman, Jr. and Anne M. Springman**, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal on December 11, 2017.

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder.

Jerilyn Sons  
Notary Public (written)

My Commission Expires: 3-6-2021

Jerilyn Sons  
Notary Public (printed)

County of Residence: La Porte



**Document prepared by:**

FRANK J. KOPRCINA - Attorney No. 15772-45  
Frank J. Koprcina & Associates, P.C.  
Attorneys at Law  
150 East Third  
Hobart, IN 46342 Ph. (219) 942-6999



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.

Frank J. Koprcina  
Frank J. Koprcina, Attorney at Law