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STATE OF INDIANA NO SALES DISCLOSURE NEEDED  
LAKE COUNTY  
FILED FOR RECORD Approved Assessor's Office

2017 086987

2017 DEC 26 AM 8: 52

MICHAEL B. BROWN  
RECORDER

### DEED IN TRUST

Prepared by and after Recording Mail to:

Name & Address of Taxpayer:

Todd M. Van Baren  
Hoogendoorn & Talbot LLP  
122 South Michigan Avenue  
Suite 1220  
Chicago, Illinois 60603

Mr. and Mrs. Philip Van Baren  
15111 West 102<sup>nd</sup> Avenue  
Dyer, Indiana 46311

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 20 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



THE GRANTORS,

**Philip Van Baren and Nancy Van Baren (a/k/a Nancy K. Van Baren), husband and wife,**

of the Village of Dyer, in the State of Indiana, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to

**Philip Van Baren and Nancy K. Van Baren, Co-Trustees of the Van Baren Family Trust, Dated November 15, 2017,** and unto all and every successor or successors in trust under said trust agreement, of 15111 West 102<sup>nd</sup> Avenue, Dyer, Indiana 46311, all of their interest in the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

See Exhibit A attached hereto and made a part hereof for legal description

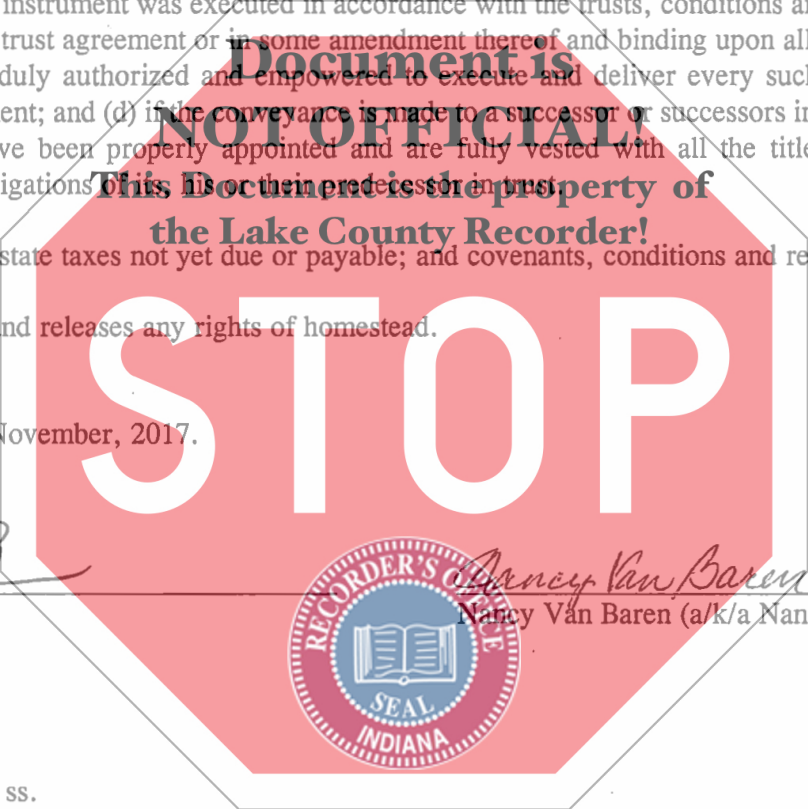
To have and to hold said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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, streets, 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 the present or in the future, 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 contact 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

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AB

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 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 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 this, his or their predecessor in trust.



Subject to: general real estate taxes not yet due or payable; and covenants, conditions and restrictions of record.

The undersigned waives and releases any rights of homestead.

DATED this 15<sup>th</sup> day of November, 2017.

*Philip Van Baren*  
Philip Van Baren

*Nancy Van Baren*  
Nancy Van Baren (a/k/a Nancy K. Van Baren)

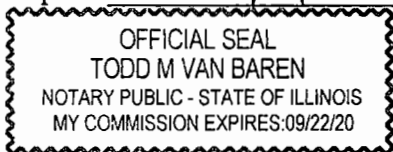
State of Illinois )  
                                  ) ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Philip Van Baren and Nancy Van Baren (a/k/a Nancy K. Van Baren), personally known to me 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 official seal, this 15<sup>th</sup> of November, 2017.

Commission expires

*9/22/20*



*[Signature]*  
\_\_\_\_\_  
Notary Public

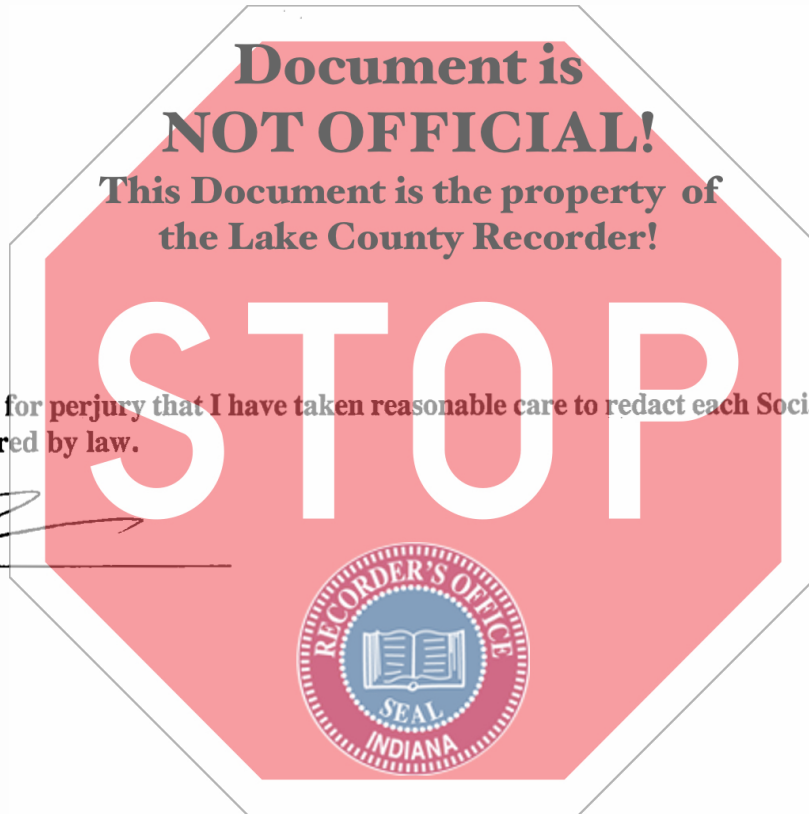
**EXHIBIT A**

Legal Description:

Lot 122 in Emerald Crossing Unit 2, as per plat thereof, recorded in Plat Book 108, Page 10, in the Office of the Recorder of Lake County, Indiana.

Tax # 45-14-01-203-010.000-013

Common Address of Real Estate: 15111 West 102<sup>nd</sup> Avenue, Dyer, Indiana 46311



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

Todd M. Van Baren