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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088029

2017 DEC 27 PM 3:26

MICHAEL B. BROWN
RECORDER

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

43851

DEED IN TRUST

JOHN E. PETALAS
LAKE COUNTY AUDITOR

The GRANTOR, SANDRA D. BENNETT, Widow of WILLIAM H. BENNETT, not since remarried, of the County of Cook, State of Illinois, for and in consideration of TEN and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto SANDRA D. BENNETT, not individually but as Trustee of the SANDRA D. BENNETT REVOCABLE TRUST AGREEMENT dated October 24, 2016, and any amendments thereto, or her successors in interest, the following described real estate situated in the County of Lake, in the State of Indiana, to wit:



** SEE ATTACHED FOR LEGAL DESCRIPTION **

Subject to real estate taxes for 2015 and subsequent years, and all conditions, covenants, restrictions, and easement of record.

KEY NO.: ~~26-36-0110-0011~~

45-06-12-126-010.000-023

PROPERTY ADDRESS: 6550 HOHMAN AVE., HAMMOND, IN 46324

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, 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 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 99 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 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

(Page 1 of 2 Pages)

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: 

Handwritten notes: \$25000, 919079251, and signatures.

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.

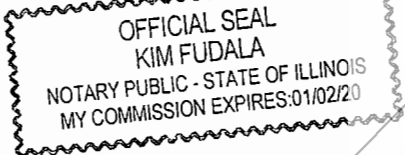
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

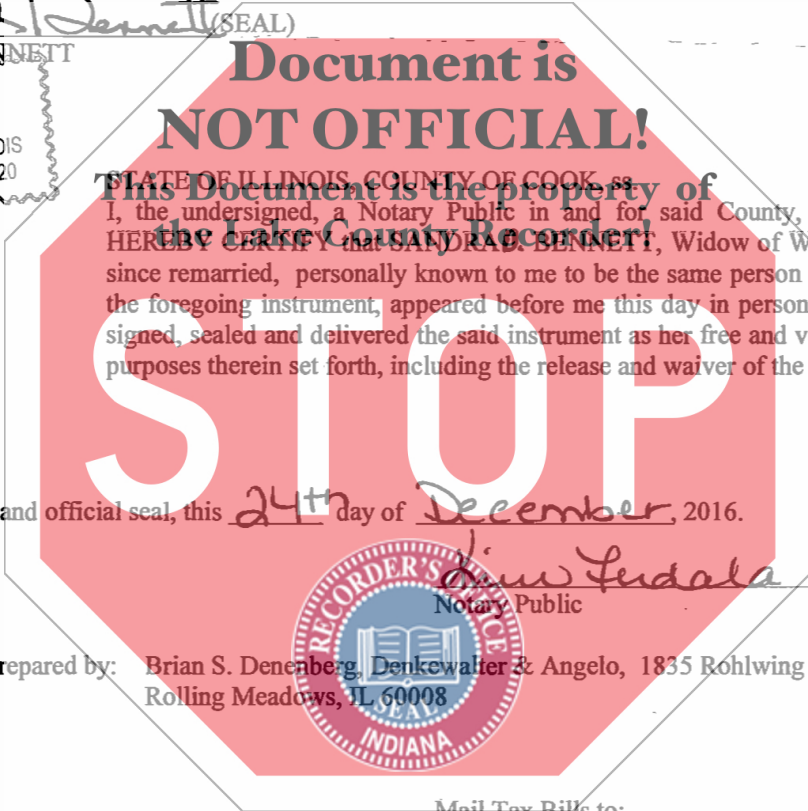
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Indiana, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 24th day of October, 2016.

Sandra D. Bennett (SEAL)
SANDRA D. BENNETT



IMPRESS
SEAL
HERE



Given under my hand and official seal, this 24th day of December, 2016.



This instrument was prepared by: Brian S. Denenberg, Denkewalter & Angelo, 1835 Rohlwing Rd., Suite D Rolling Meadows, IL 60008

Mail to:

Brian S. Denenberg
DENKEWALTER & ANGELO
1835 Rohlwing Rd., Suite D
Rolling Meadows, IL 60008

Mail Tax Bills to:

Mrs. Sandra D. Bennett, Trustee
175 E. Delaware Place, # 5708
Chicago, IL 60611

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LEGAL DESCRIPTION

Lot Five (5) of Block One (1), South View Addition to Hammond, as shown in Plat Book 12, Page 32, in Lake County, Indiana, except that portion of said Lot 5 described as commencing at a point on the south line of said Lot 5, which point is 200 feet west of the Southeast corner of said lot; thence Northerly on a line parallel to the east line of said Lot 5, a distance of 120 feet to a point; thence Westerly on a line parallel to the north line of said lot a distance of 65 feet to a point; thence Southerly on a line parallel to the east line of Lot 5, a distance of 225 feet to a point on the south line of said Lot 5; thence Easterly on the south line of said Lot 5, a distance of 65 feet to the place of beginning and excepting a part of Lot Five (5), Block One (1), South View Addition to Hammond, as shown in Plat Book 12, page 32, described as follows: Beginning at a point in the South line of said Lot 5, 125 feet east of the Southeast corner of said Lot 5, measured along said South line; thence continuing on said South line, 55.00 feet to a line that is parallel to and 85.00 feet Easterly of the West line of said Lot 5 (which West line is now also the West line of a 20 foot alley); thence Northerly on said 85.00 foot parallel line, 125 feet to the North line of said Lot 5; thence Easterly 55 feet along the North line of said Lot 5; thence Southerly on a line which is parallel to the West line of Lot 5 a distance of 125 feet to the point of beginning, in Lake County, Indiana.

