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DEED IN TRUST

Prepared by:
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

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2017 088330

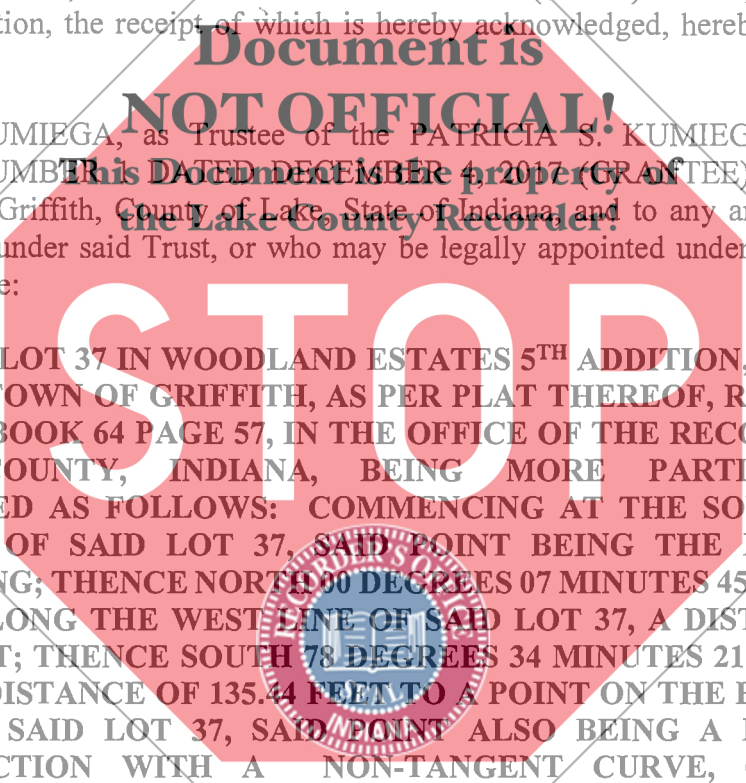
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 28 AM 10:53

MICHAEL B. BROWN
RECORDER

THE GRANTOR, PATRICIA S. KUMIEGA, of 754 N. Forest Avenue, Town of Griffith, County of Lake, State of Indiana, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to:

PATRICIA S. KUMIEGA, as Trustee of the PATRICIA S. KUMIEGA LAND TRUST AGREEMENT NUMBER 1, DATED DECEMBER 4, 2017 (GRANTEE), of 754 N. Forest Avenue, Town of Griffith, County of Lake, State of Indiana, and to any and all successors as Trustee appointed under said Trust, or who may be legally appointed under the , the following described real estate:



PART OF LOT 37 IN WOODLAND ESTATES 5TH ADDITION, BLOCK 3, TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 64 PAGE 57, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 58.72 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 21 SECONDS EAST, A DISTANCE OF 135.44 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 37, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 45 SECONDS, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 19 DEGREES 00 MINUTES 50 SECONDS EAST, AN ARC DISTANCE OF 23.82 FEET, SAID ARC SUBTENDED BY THE CHORD WHICH BEARS SOUTH 32 DEGREES 39 MINUTES 42 SECONDS EAST, A DISTANCE OF 23.60 FEET TO A POINT REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 46 DEGREES 10 MINUTES 49 SECONDS; THENCE SOUTH 09 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.09 FEET, SAID ARC

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2017

Approved Assessor's Office

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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By: _____

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012051
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SUBTENDED BY A CHORD WHICH BEARS SOUTH 23 DEGREES 13 MINUTES 10 SECONDS EAST, A DISTANCE OF 11.77 FEET TO THE POINT OF INTERSECTION WITH A TANGENT LINE; THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 0.87 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 37; THENCE SOUTH 89 DEGREES 52 MINUTES 15 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 37, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING.

**COMMONLY KNOWN AS: 754 N. Forest Avenue, Griffith, IN 46319
PARCEL NUMBER: 45-07-34-104-003.000-006**

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 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 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 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 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.

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.

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

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 4th day of December, 2017.



PATRICIA S. KUMIEGA


The transfer of title and conveyance herein is hereby accepted by Patricia S. Kumiega, Trustee Of The Patricia S. Kumiega Land Trust Agreement Number 1 Dated December 4, 2017.



PATRICIA S. KUMIEGA, Trustee



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



Signature of Declarant
Scott R. Wheaton, Esq.
Printed Name of Declarant

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 PATRICIA S. KUMIEGA, personally known to me to be the same persons whose names are subscribed in 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 4th day of December, 2017.

Maureen P. Sullivan
NOTARY PUBLIC

MAIL TO:
Scott R. Wheaton
3108 Ridge Road
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:
Patricia S. Kumiega
754 N. Forest Avenue
Griffith, IN 46319

