

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 089107

2017 DEC 28 PM 4:01

MAIL TAX BILLS TO: Michael Krieger, 7506 Van Buren Avenue, Hammond, IN 46320
MAIL DEED TO: Michael J. DeYoung, Efron & Efron, P.C., 5246 Hohman Ave, Fifth Floor, Hammond, IN 46320

MICHAEL B. BROWN
RECORDER

PERSONAL REPRESENTATIVE'S DEED

MICHAEL KRIEGER, as personal representative of the estate of GERDA KRIEGER (aka Gerda Krieger), which estate is pending in Lake County Superior Court under Cause Number 45D05-1506-EU-023, by virtue of the power and authority given a personal representative under Indiana law proceeding under unsupervised administration, GRANTOR, hereby distributes to **MICHAEL KRIEGER of Lake County, State of Indiana, and STEPHANIE SNYDER of Orange County, State of California, GRANTEES**, as joint tenants with the right of survivorship, the following described real estate in Lake County, State of Indiana, to-wit:

Hendora Addition, Lot 22, in Hammond, Lake County, Indiana
Key No. 45-06-13-252-016.000-023
Commonly known as: 7506 Van Buren Avenue, Hammond, IN 46320



The trustee shall have and hold the above-described real estate with its appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement. Full power and authority is granted to the trustee:

1. To manage and protect the real estate or any part of it;
2. To contract, sell, or exchange; to grant options to purchase; to sell on any terms; and to convey either with or without consideration;
3. To convey the real estate or any part of it to a successor or successors in trust, and to grant to the successor or successors in trust all of the title, estate, powers, and authority vested in the trustee;
4. To donate, dedicate, mortgage, or otherwise encumber the real estate or any part of it;
5. To lease the real estate or any part of it, in possession or reversion, on any terms and for any period or periods of time; and to renew or extend leases on any terms and for any period or periods of time, and to amend, change, or modify the leases and the terms and provisions of them;
6. 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 or fixing the amount of present or future rentals;
7. To execute grants of easements or charges of any kind;
8. To release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part of it; and

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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#2500
22613
[Signature]

9. To deal with title to the real estate and every part of it in any way and for such consideration as would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above-specified.

In no case shall any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by the trustee 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 the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument that (a) at the time of delivery, the trust created by this deed and the trust agreement was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trust, and the conditions and limitations contained in this deed and in the trust agreement or in the amendments of the same, and binding on all beneficiaries; (c) the 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, the 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, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and proceeds arising from the sale, mortgage, or other disposition of the real estate. Such interest is declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, and proceeds of it.

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