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2019-074990

2019 Oct 31

8:44 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

DEED IN TRUST

The GRANTOR, ANGELA S. FULLER- WATSON, now known as ANGELA S. FULLER- THARPE, a single person, of 1328 E. 168TH St., South Holland, Il 60473, for and in consideration of TEN and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT unto ANGELA S. FULLER- THARPE, not individually but as Trustee of the ANGELA S. FULLER- THARPE REVOCABLE TRUST AGREEMENT dated July 31, 2019, and any amendments thereto, or her successors in interest, of 1328 E. 168TH St., South Holland, Il 60473, the following described real estate situated in the County of Lake, in the State of Indiana, to wit:

\*\*\*SEE ATTACHED FOR LEGAL DESCRIPTION\*\*\*

TAX ID. NUMBER: 26-36-128-30  
PROPERTY ADDRESS: 4759 CATALPA AVE., HAMMOND, IN 46327

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 present or in 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 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 there of and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and

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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 30 2019

004220

NO SALES DISCLOSURE NEEDED

JOHN E. PETALAS  
LAKE COUNTY AUDITOR Assessor's Office

WT

AMOUNT \$ 25.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 10891 \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY AP \_\_\_\_\_  
E

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.

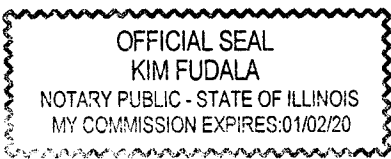
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 30 day of Sept., 2019.

Angela S. Fuller-Tharpe (SEAL)  
ANGELA S. FULLER- WATSON, now known as  
ANGELA S. FULLER- THARPE



IMPRESS

SEAL

HERE

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANGELA S. FULLER- WATSON, now known as ANGELA S. FULLER- THARPE, a single person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 30 day of September, 2019.

Kim Fudala  
Notary Public

This instrument was prepared by: Brian S. Denenberg, Denkwalter & 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:

Ms. Angela S. Fuller-Tharpe, Trustee  
1328 E. 168th St.  
South Holland, IL 60473



LEGAL DESCRIPTION

A PART OF LOT 31 AND A PART OF THE WEST 9 FEET 2 INCHES OF LOT 32, IN STAFFORD AND TRANKLE'S CENTRAL CALUMET ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 31 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 31, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 31, 57.85 FEET TO A POINT; THENCE EASTERLY ALONG THE CENTER LINE OF A COMMON PARTY WALL A DISTANCE OF 41.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 9 FEET 2 INCHES OF LOT 32, WHICH POINT IS 56.73 FEET NORTH OF THE SOUTH LINE OF LOT 31; THENCE SOUTH 56.73 FEET TO THE SOUTH LINE OF LOTS 31 AND 32; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 31 AND 32, A DISTANCE OF 41 FEET 8 INCHES TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

