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2020-044351

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

2020 Jul 15 8:30 AM

MAIL TAX BILLS TO:

Larry V. Kornas
14126 W. 90th Ct.
St. John, IN 46373

GRANTEE ADDRESS:

14126 W. 90th Ct.
St. John, IN 46373

PARCEL NO.:

45-11-30-304-013.000-035

DEED INTO TRUST

THIS INDENTURE WITNESSETH that LARRY V. KORNAS (a/k/a LAWRENCE V. KORNAS) of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to LAWRENCE V. KORNAS, AS TRUSTEE OF THE LAWRENCE V. KORNAS REVOCABLE TRUST DATED JUNE 12, 2020, the following described real estate in Lake County, Indiana, to-wit:

LOT 2 IN EDGEWOOD UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 74 PAGES 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Commonly known as: 14126 W. 90th Ct., St. John, Indiana 46373

If LAWRENCE V. KORNAS should be unable, refuse or fail for any reason whatsoever to continue to act as Trustee of the trust, then RANDAL L. KORNAS shall act as successor Trustee hereunder. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust agreement 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, and every deed, trust deed, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument.

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder.

002408



JUL 14 2020
1 JOHN E. PETALAS
LAKE COUNTY AUDITOR

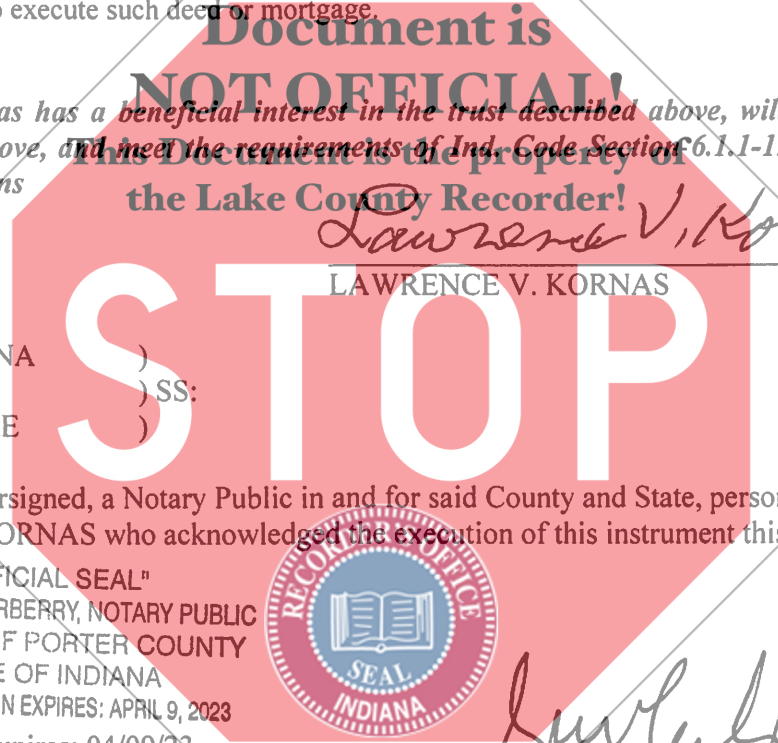
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- (c) That the Trustee or their successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustee nor her successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

Lawrence V. Kornas has a beneficial interest in the trust described above, will occupy the real estate described above, and meet the requirements of Ind. Code Section 6.1.1-12-17.9 for a trust entitled to deductions



STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared, LAWRENCE V. KORNAS who acknowledged the execution of this instrument this 12th day of June, 2020

"OFFICIAL SEAL"
 GEORGE W. CARBERRY, NOTARY PUBLIC
 RESIDENT OF PORTER COUNTY
 STATE OF INDIANA
 MY COMMISSION EXPIRES: APRIL 9, 2023



My Commission Expires: 04/09/23
 County of Residence: Porter
 Commission No.: 666164

George W. Carberry, Notary Public

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. George W. Carberry

Prepared by and please return to: George W. Carberry, Burke Costanza & Carberry LLP, 9191 Broadway, Merrillville, IN 46410

