

DEED IN TRUST
(INDIANA)

2020-044352

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

Mail to:

2020 Jul 15

8:30 AM

JOHN J. PLEBANEK
2021 WEST 75TH PLACE, #28
MERRILLVILLE, INDIANA 46410



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THIS INDENTURE WITNESSETH, that the Grantor **JOHN PLEBANEK** of 2021 West 75th Place, #28, Merrillville, Indiana 46410 for and in consideration TEN AND NO/00 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto **JOHN J. PLEBANEK** of 2021 West 75th Place, #28, Merrillville, Indiana 46410 as TRUSTEE under the provisions of **"THE JOHN J. PLEBANEK DECLARATION OF TRUST"** restated the 18 day of May, 2020 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of LAKE and State of INDIANA, to wit:

UNIT 28 IN BUILDING 3 IN BROOKSTONE ESTATES CONDOMINIUM, A HORIZONTAL PROPERTY REGIME CREATED BY DECLARATION RECORDED JUNE 12, 2000 AS DOCUMENT NO. 2000-041264, AND AS AMENDED BY FIRST AMENDMENT RECORDED JULY 3, 2002 AS DOCUMENT NO. 2002-059722 AND AS AMENDED BY SECOND AMENDMENT RECORDED AUGUST 28, 2003 AS DOCUMENT NO. 2003-089990, AND AS SUBSEQUENTLY AMENDED, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON AREAS APPERTAINING THERETO.

COMMONLY KNOWN AS: 2021 West 75th Place, #28, Merrillville, Indiana 46410
TAX PARCEL NUMBER: 45-12-17-453-064.000-030

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

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LAKE COUNTY AUDITOR 1

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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 relations 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 as 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 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(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hands and seals this 16 day of June, 2020.

 (SEAL)
JOHN PLEBANEK

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 **JOHN PLEBANEK** is 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 he signed, sealed and delivered the said instrument as his 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 18 day of May, 2020.

Commission expires 7/26/21

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NOTARY PUBLIC
[Signature]

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OFFICIAL SEAL
JOHN M. MORRONE
Notary Public - State of Illinois
My Commission Expires 7/26/2021

STOP

RECORDER'S OFFICE
SEAL
INDIANA

MAIL TAX BILLS TO:
JOHN J. PLEBANEK
2021 WEST 75TH PLACE, #28
MERRILLVILLE, INDIANA 46410