

4

2020-054847

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

2020 Aug 21 10:41 AM

MAIL TAX BILLS TO:
13409 Webster St.
Cedar Lake, Indiana 46303
Grantor's Address

Parcel No.: 45-15-26-128-002.000-043

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, **Marian J. Hummel**, Individually, of Lake County, Indiana, for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant an undivided interest to the **MARIAN J. HUMMEL LIVING TRUST, DATED June 23, 2020**, the following described real estate in Lake County, Indiana, to-wit:

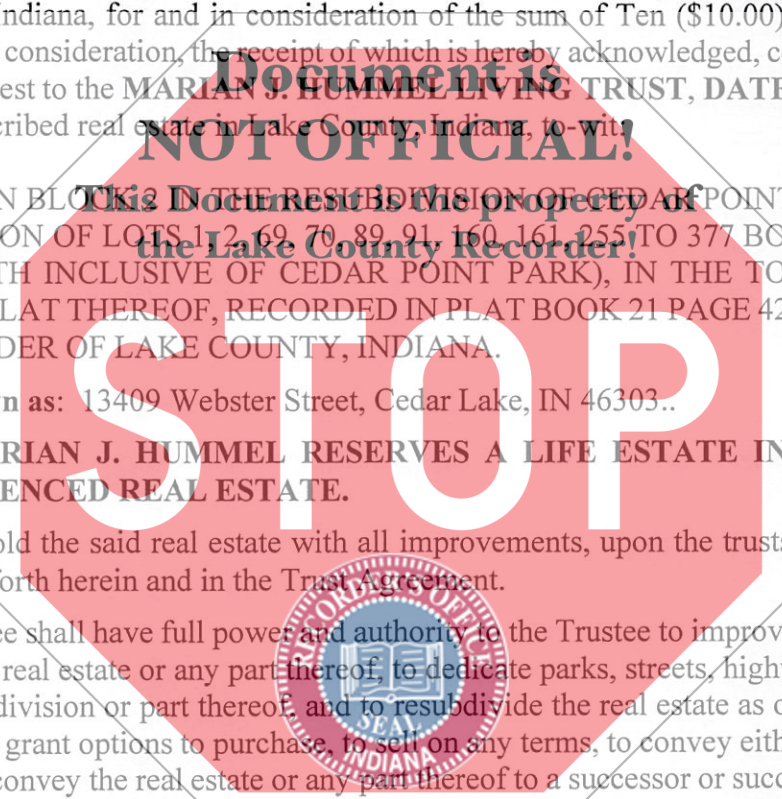
LOTS 5 AND 6 IN BLOCK 12 IN THE RESUBDIVISION OF CEDAR POINT PARK, (BEING A RESUBDIVISION OF LOTS 1, 2, 69, 70, 89, 91, 100, 161, 255 TO 377 BOTH INCLUSIVE, 382 TO 403 BOTH INCLUSIVE OF CEDAR POINT PARK), IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 42 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 13409 Webster Street, Cedar Lake, IN 46303..

GRANTOR MARIAN J. HUMMEL RESERVES A LIFE ESTATE IN AND TO THE ABOVE REFERENCED REAL ESTATE.

To have and to hold the said real estate with all improvements, upon the trusts, and for the uses and purposes set forth herein and in the Trust Agreement.

The Trustee shall have full power and authority to the Trustee to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the real estate 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 the real estate or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in prassenti 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 to renew leases and options to purchase the whole or any part of



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 21 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

025369

25.00
9609
AR

the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, 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 the real estate or any part thereof, and to deal with the real estate 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 the Trustee or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, or any successor in trust, be obligated 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 this Trust have been complied with or be obliged to inquire into the authority, 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, mortgage, lease or other instrument executed by the Trustee, or any successor in trust in relation to the 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 the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that the Trustee, or any successor in trust, 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 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 or their predecessor in trust.

The conveyance is made upon the express understanding and condition that **Marian J. Hummel**, Individually, and as Trustee, his Successor and Successors in Trust shall not incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this deed or the Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the then beneficiaries under the Trust Agreement as their Attorney-in-Fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in his own name, as Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever, with respect to any such contract, obligation

EXECUTED AND DELIVERED in my presence:

Bree Campbell
Witness Signature

Bree Campbell
Witness (printed)

STATE OF INDIANA)

)SS:

COUNTY OF LAKE)

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me a Notary Public in and for said County and State, personally appeared **Bree Campbell**, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Marian J. Hummel** in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness hand and Notarial Seal this 23 day of June, 2020
My Commission Expires: 04-22-2028
County of Residence: Porter



ABIGAIL STEWART
My Commission Expires
April 22, 2028
Commission Number NP0726396
Porter County



Abigail Stewart
Abigail Stewart, Notary Public