

2020-089073

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

2020 Dec 4

10:18 AM

Parcel No.45-11-28-105-011.000-035

Mail Tax Bill To:  
VIOLET P. CARLSON  
11027 Beacon Court  
St. John, Indiana 46373

Property Address:  
Grantee's Address: 11027 Beacon Court  
St. John, IN 46373

**DEED IN TRUST**

THE Grantor, VIOLET P. CARLSON, County of Lake and State of Indiana, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and WARRANTS unto VIOLET P. CARLSON and GUNNAR CARLSON, as Co-Trustees of the ROY V. CARLSON AND VIOLET P. CARLSON JOINT REVOCABLE LIVING TRUST, # 104-03-14, UTA DATED MAY 2, 2014, of 11027 Beacon Court, St. John, Indiana, 46373 (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, pursuant to the provisions appearing on the second page hereof under the heading "Successor Trustees", the following described real estate in Lake County, Indiana, to wit:

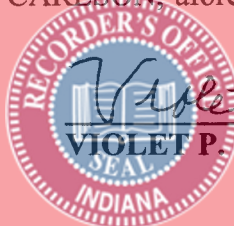
LEGAL DESCRIPTION - SEE ATTACHED EXHIBIT "A"

Parcel Number: 45-11-28-105-011.000-035

Commonly known address: 11027 Beacon Court, St. John, Indiana, 46373

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. This conveyance is subject to: general real estate taxes for 2020 and subsequent years and all matters of record. THE TERMS AND CONDITIONS APPEARING ON RIDER A ATTACHED HERETO ARE MADE A PART HEREOF.

In Witness Whereof, the Grantor, VIOLET P. CARLSON, aforesaid have hereunto set her hand and seal this 23rd day of November, 2020.



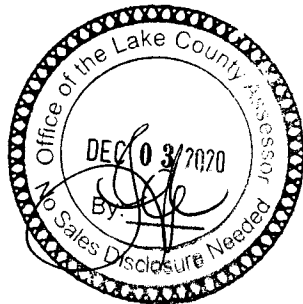
*Violet P. Carlson*  
VIOLET P. CARLSON

(SEAL)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**DEC 03 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



25-  
23614  
E AM

**SUCCESSOR TRUSTEES**

The Trust Agreement referred to herein provides that the following persons or entity shall act as Successor Trustee or Successor Trustees hereunder in the following order:

- (1) The remaining Co-Trustee of the original surviving Co-Trustees, namely, VIOLET P. CARLSON and GUNNAR CARLSON, acting alone
- (2) CYNTHIA LYNN SHEFFIELD
- (3) BERNARD J. ZITEK
- (4) STEVEN C. ZITEK

In the event of the death, resignation, refusal or inability to act of a Co-Trustee or Trustee hereunder, the next named Trustee or Trustees shall act and shall have all the rights and powers of the original Trustees.

In the event of the death of a Trustee then acting hereunder, on the filing with the Recorder of Deeds of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore filed with the Recorder of Deeds in the County in which said real estate is located.

State of Illinois )  
 ) SS.  
 County of Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that VIOLET P. CARLSON, 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.

Given under my hand and official seal, November 23, 2020.

"OFFICIAL SEAL"  
 BARBARA A DELCORIO  
 Notary Public, State of Illinois  
 My Commission Expires 12/13/2022

*Barbara A. Delcorio*  
 Barbara A. Delcorio, Notary Public

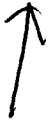
I affirm, under penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law.



*Barry C. Bergstrom*  
 Barry C. Bergstrom

**This Instrument Prepared By:**  
 Barry C. Bergstrom, Atty No. 3521-98  
 3330 - 181st Place  
 Lansing, IL 60438

**Mail Deed To:**  
 Barry C. Bergstrom & Associates, Ltd.  
 3330 - 181st Place  
 Lansing, IL 60438



**RIDER A TO AND MADE A PART OF DEED IN TRUST  
FROM VIOLET P. CARLSON, GRANTOR  
TO VIOLET P. CARLSON & GUNNAR CARLSON, CO- TRUSTEES**

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 praesenti 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 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 thereof and binding upon all beneficiaries thereunder; (c) that said 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, 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.

IN WITNESS WHEREOF, VIOLET P. CARLSON, a single person, Grantor has executed this Deed in Trust this 23rd day of November, 2020.

Violet P. Carlson  
VIOLET P. CARLSON

EXECUTED AND DELIVERED in my presence: Jayne L. Schiestel (Witness Signature)  
Jayne L. Schiestel

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, personally appeared VIOLET P. CARLSON, a single person, who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 23rd day of November, 2020.

Barbara A. Delcorio (Notary Public Signature)  
Barbara A. Delcorio (Print Name)  
County of Residence: Cook County, IL Comm. Expires: 12/13/2022

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )



Before me, a Notary Public in and for said County and State, personally appeared JAYNE L. SCHIESTEL, (Witness Name) being known or proved 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 VIOLET P. CARLSON, a single person, in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 23rd day of November, 2020.

Barbara A. Delcorio (Notary Public Signature)  
Barbara A. Delcorio (Print Name)  
County of Residence: Cook County, IL Comm. Expires: 12/13/2022



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-11-28-105-011.000-035

UNIT 11027 MEADOWVIEW CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NUMBER 2011 041252 AND 2016 063052 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 2016 063052 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 2011 041253 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

