

WARRANTY  
DEED IN TRUST

The Grantors,  
George E. Charles and  
Donnetta A. Charles,  
husband and wife,  
of the Village of Cedar Lake,  
County of Lake, State of  
Indiana for and in consideration  
of Ten Dollars (\$10.00) and

2020-089078

2020 Dec 4

10:18 AM

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

other good and valuable consideration in hand paid, Convey and Warrant unto GEORGE E. CHARLES AND DONNETTA A. CHARLES as TRUSTEES under the Trust Agreement dated August 3, 2017, and known as the CHARLES FAMILY TRUST (the "instrument"), of which George E. Charles and Donnetta A. Charles are the primary beneficiaries, 9176 Mill Creek Road, Cedar Lake, IN 46303, the following described real estate in the County of Lake, State of Indiana, to wit:

PART OF LOT 48 IN MILL CREEK SUBDIVISION PHASE 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110 PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 48; THENCE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 48, 71.56 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 49 DEGREES 54 MINUTES 07 SECONDS EAST, 4.94 FEET; THENCE SOUTH 21 DEGREES 43 MINUTERS 21 SECONDS WEST, 153.90 FEET TO THE SOUTHERLY CORNER OF SAID LOT 48, BEING A CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 330.0 FEET, A CHORD BEARING NORTH 72 DEGREES 40 MINUTES 55 SECONDS, 50.89 FEET, AN ARC LENGTH OF 50.94 FEET TO THE WESTERLY LINE OF SAID LOT 48; THENCE NORTH 12 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG SAID WESTERLY LINE, 135.38 FEET TO THE POINT OF BEGINNING.

Commonly known as: 9176 Mill Creek Road, Cedar Lake, IN 46303  
Parcel Number: 45-15-10-131-003-.000-015

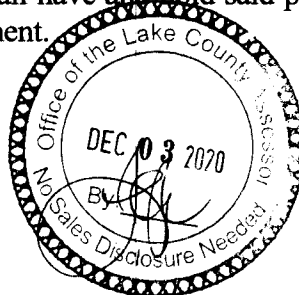
Subject to the express conditions subsequent that any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The Trustee (which term shall refer to the Trustee originally named or to any successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

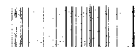
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

DEC 03 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



25-  
17151  
am



IN WITNESS WHEREOF, the Grantor(s) aforesaid law hereunto set their hand(s) and seal(s) this 18<sup>th</sup> day of NOVEMBER, 2020.

George E. Charles  
GEORGE E. CHARLES

Donnetta A. Charles  
DONNETTA A. CHARLES

STATE OF INDIANA)

COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that GEORGE E. CHARLES AND DONNETTA A. CHARLES are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

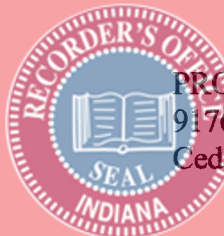
Given under my hand and official seal, this 18 day of November, 2020

KAREN CSANY,  
NOTARY PUBLIC - SEAL  
STATE OF INDIANA  
COMMISSION NUMBER NP0722238  
MY COMMISSION EXPIRES SEPT. 04, 2027

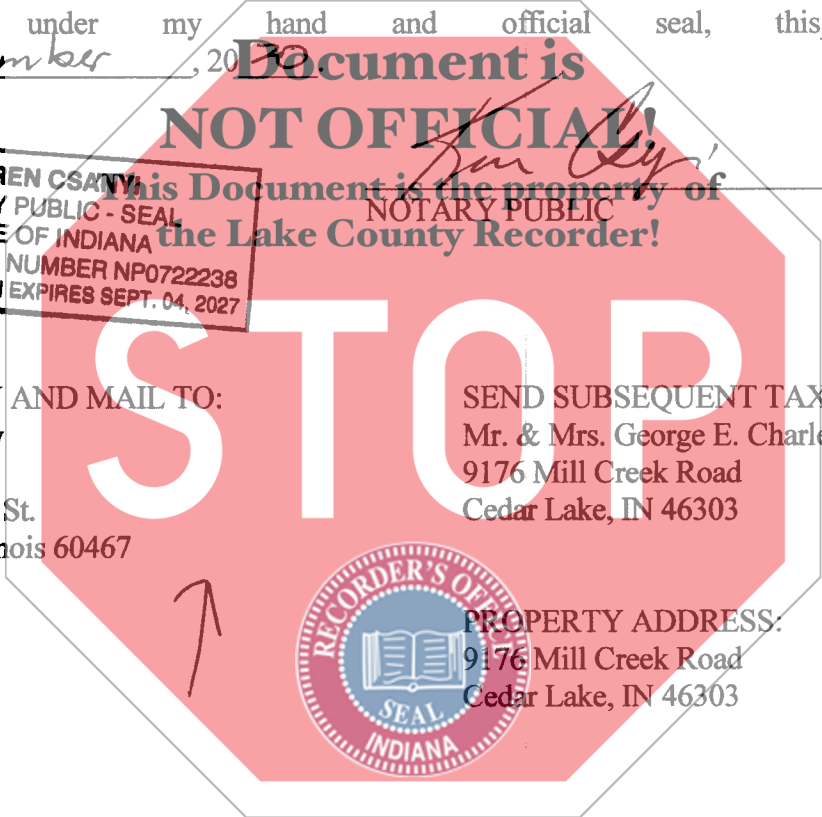
**Document is NOT OFFICIAL!**  
*For Clarity!*  
NOTARY PUBLIC  
This Document is the property of the Lake County Recorder!

PREPARED BY AND MAIL TO:  
Donald P. Bailey  
Attorney at Law  
10729 W. 159th St.  
Orland Park, Illinois 60467

SEND SUBSEQUENT TAX BILLS TO:  
Mr. & Mrs. George E. Charles  
9176 Mill Creek Road  
Cedar Lake, IN 46303



PROPERTY ADDRESS:  
9176 Mill Creek Road  
Cedar Lake, IN 46303



CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Amy Barth  
Witness Name (typed/printed)

[Signature]  
Witness Signature

State of Indiana

County of Lake

On this 18 day of November, 2020 before me personally appeared Amy Barth, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed as the Witness to the signature(s) on the foregoing instrument, and who, being by me duly sworn, said that he/she was present and saw/heard George E and Donnetta A Charles the same person(s) described in and whose names is/are subscribed to the foregoing instrument in their authorized capacity as a party thereto, execute the foregoing instrument, and that said Witness at the same time subscribed his/her name as a witness in this Certificate of Proof for attachment to the foregoing instrument.

[Signature]  
Notary Public Signature

Karen Csanyi  
Notary Public Name

Lake  
Notary County

(Space reserved for Notary Seal/Stamp)

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**KAREN CSANYI**  
**NOTARY PUBLIC - SEAL**  
**STATE OF INDIANA**  
**COMMISSION NUMBER NP0722238**  
**MY COMMISSION EXPIRES SEPT. 04, 2027**

This instrument was prepared by:

DONALD P. BAILEY

10729 W. 15<sup>th</sup> ST., ORLAND PARK, IL 60467

