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2020-089714

2020 Dec 8

11:00 AM

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

After Recording Return to:
Patrick S. Sullivan
10075 W. Lincoln Highway
Frankfort, IL 60423

Mail Tax Statements to:
William and Brenda O'Brien
7903 E. 97th Avenue
Crown Point, IN 46307

Property No.: 45-13-32-426-003.000-030

QUIT CLAIM (DEED IN TRUST)

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THE GRANTORS, WILLIAM O'BRIEN and BRENDA LYNN O'BRIEN, of 19834 Greenmeadows Parkway, Mokena, IL 60448, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and Quit Claim to WILLIAM T. O'BRIEN JR. and BRENDA L. O'BRIEN, as Co-Trustees of THE WILLIAM T. O'BRIEN JR. AND BRENDA L. O'BRIEN 2016 JOINT REVOCABLE TRUST AGREEMENT dated August 4, 2016, of 19834 Greenmeadows Parkway, Mokena, IL 60448, the following described real estate, located in Lake County in the State of Indiana to-wit:

LOT 5 IN LAUREL ESTATES, AN ADDITION TO MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 65 PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE SOUTH 35 FEET OF THE WEST 430 FEET THEREOF.

Subject to all covenants, conditions, restrictions, easements, rights of way, recorded building lines, legal ditches and drains, and all rights therein of record.

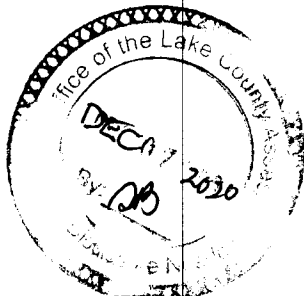
Address(es) of real estate: 7903 E. 97th Avenue, Crown Point, IN 46307

The legal description was obtained from a previously recorded instrument (Document 2020-052360, Recorded August 12, 2020)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 07 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Indiana in such case made and provided.

The Grantors hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Indiana providing for the exemption of homestead from sale or execution or otherwise.

DATED this 29 day of September, 2020.

William O'Brien
William O'Brien

Brenda Lynn O'Brien
Brenda Lynn O'Brien

State of Illinois, County of Will, ss.

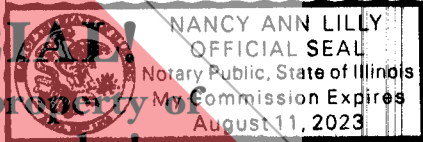
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that William O'Brien and Brenda Lynn O'Brien, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of September, 2020.

Nancy Ann Lilly

NOTARY PUBLIC

My Commission expires: 8-11-23



I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

Patrick S. Sullivan



The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice in the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further, preparer shall not be liable for any consequences arising from modification to this document not made or approved by preparer.

This instrument was prepared by: Patrick S. Sullivan, 10075 W. Lincoln Highway, Frankfort, IL 60423 (708) 349-9333