

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-012923

9:12 AM 2021 Feb 9

Property Number: 45-16-07.000-042  
Parcel No. 23-9-544-10

## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, **KARLE E. STANLEY**, a widower and not since remarried, 673 Davis Circle, City of Crown Point, County of Lake, State of Indiana, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to **KARLE E. STANLEY**, as trustee, under the terms and provisions of a certain Trust Agreement dated the 1<sup>st</sup> day of November, 2019, and designated as the **KARLE E. STANLEY TRUST**, 673 Davis Circle, Crown Point, Indiana 46307, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 83 IN ELLENDALE FARM UNIT THREE, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 86 PAGE 2, AND AMENDED BY A CERTIFICATE OF CORRECTION RECORDED APRIL 29, 1999 AS DOCUMENT NO. 99036629, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

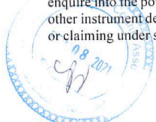
This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole 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 enquire into the powers and authority of the Trustee in 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 at the time of the execution and delivery of any of the



FILED FOR RECORD  
FINAL ACCEPTANCE FOR TRANSFER  
FEB 08 2021  
GINA PIMENTEL  
LAKE COUNTY RECORDER

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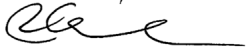


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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Before me, a Notary Public in and for said county and state, on January 29, 2021, personally appeared **DAVID W. INLANDER**, the above named witness to the foregoing instrument, who, being duly sworn by me, did depose and say that he knows **KARL E. STANLEY** to be the individual described herein and who executed the foregoing instrument; that said Witness, **DAVID W. INLANDER**, was present and saw said **KARL E. STANLEY** execute the same; and that said Witness, **DAVID W. INLANDER**, at the same time subscribed his name as a witness thereto.

Given under my hand and notarial seal this 29<sup>th</sup> day of January, 2021.



NOTARY PUBLIC

My commission expires 7/11/21

I am a resident of Cook County, in the State of Illinois.



This instrument was prepared by and, after recording, should be mailed to:

Robert W. Kaufman, Esq. ↘  
FISCHEL | KAHN  
155 N. Wacker Dr., Suite 3850  
Chicago, Illinois 60606

Send Subsequent Tax Bills To:  
Karl E. Stanley, Trustee  
673 Davis Circle  
Crown Point, Indiana 46307

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