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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, KARL 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 KARL E. STANLEY, as trustee, under the terms and provisions of a certain Trust Agreement dated the 1st day of November, 2019, and designated as the KARL 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 transfer the trust have been complied with, or to enquire into the powers and authority (15 the powers and au other instrument dealing with the trust property shall be considered in favor of every person relying upon or claiming under such conveyance or oth FEB 0 8 2001 in time of the execution and delivery of any of the

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aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so 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 with 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 persons 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.
- 4. In the event of the inability or refusal of the Trustee herein named to act, CHRISTOPHER STANLEY is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the

Head of January, 2021

(NLANDE

WITNESS to the above signature(s):

STATE OF ILLINOIS

Witness Typed or Printed Name: DAVID

SS.

COUNTY OF COOK)		
Grantor in the above convey	yance, and act	knowledged the execution of the ly sworn, stated that any represent	y appeared KARL E. STANLEY, the same on the date aforesaid to be his ations contained therein are true.
Given under my har	nd and notaria	I seal this 29 day of Jan	, 2021.
		Cla	
OFFICIAL SEAL	3	NOTARY PUBLIC My commission expires	7/4/21
ROBERT W KAUFMAN NOTARY PUBLIC - STATE OF ILLI	INOIS 3		County, in the State

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COUNTY OF COOK)	SS.
COUNTY OF COOK)	
DAVID W. INLANDER, the abo depose and say that he knows KA foregoing instrument; that said Wi execute the same; and that said W witness thereto.	lic in and for said county and state, on January 29, 2021, personally appeared ve named witness to the foregoing instrument, who, being duly swom by me, did RRL E. STANLEY to be the individual described herein and who executed the thress, DAVID W. INLANDER, was present and saw said KARL E. STANLEY Vitness, DAVID W. INLANDER, at the same time subscribed his name as a inotarial seal this day of
This instrument was prepared by a	and, after recording, should be mailed to:
Robert W. Kaufman, Esq. FISCHEL KAHN 155 N. Wacker Dr., Suite 3850 Chicago, Illinois 60606	y Pec
Send Subsequent Tax Bills To: Karl E. Stanley, Trustee 673 Davis Circle Crown Point, Indiana 46307	Accorder.

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STATE OF ILLINOIS

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