

NOT AN OFFICIAL DOCUMENT



OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307



GINA PIMENTEL
Recorder

PHONE (219) 755-3730
FAX (219) 648-6094

LAKE COUNTY INDIANA RECORDER
COVER PAGE FOR

Property of Lake County Recorder

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-013029

12:50 PM 2021 Feb 9

Type of
Document

Deed In Trust

re-re-record

AMOUNT \$ 25
CASH CHARGE _____
CHECK# _____
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY RM

5

NOT AN OFFICIAL DOCUMENT

2020-094408

2020 Dec 18

2:58 PM

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

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT.
Chicago Title Indiana Division
By: Baerly Cooper

DEED IN TRUST (INDIANA)

2019 016903

Mail and send subsequent tax bills to:

GRANTEES: Charles Alan McBain
Judy Lyn McBain
16920 Holtz Road
Lowell, IN 46356

GRANTORS: Charles Alan McBain
Judy Lyn McBain
Husband and Wife
16920 Holtz Road
Lowell, IN 46356

aka Charles A. McBain

Judy L. McBain

*aka
+ Judy
McBain*

*aka Charles
McBain*

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER
2019 MAR 20 11:10 AM
LAKE COUNTY AUDITOR

of the County of LAKE and State of Indiana, for and in consideration of the sum of \$50,000.00 Dollars and No/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to CHARLES ALAN MCBAIN AND JUDY LYN MCBAIN as Trustee(s) under the terms and provisions of a certain Trust Agreement dated MARCH 23, 2014, and designated as the MCBAIN REVOCABLE JOINT TENANCY LIVING TRUST DATED MARCH 23, 2014, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate in Lake County, Indiana:

H.R. 17
LOT 45 IN M-R NICHOLS ADDITION TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

commonly known as 122 Oak Street, Lowell, IN 46356
Real estate tax No. 45-19-23-478-004.000-008

Exempt under Provisions of Paragraph ___ Of the Property Tax Code

DATE: 3/20/19 Buyer/Seller/Representative: Charles Alan McBain
Charles Alan McBain

This Deed was prepared without benefit of title examination or opinion at the request of the parties hereto. No Warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property which is described in this Deed.

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:

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 20 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

050641

Cash \$2500
Cash \$2500
[Signatures]

** This document being re-recorded to correct grantor name or
* This document being re-recorded to correct legal description. No*

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- 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 applications 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, 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.
- 4) In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with the 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.

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

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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.

DATED this ~~20~~ 27 day of March, 2019.

CHARLES ALAN MCBAIN

Charles Alan McBain

a/k/a Charles
A. McBain

JUDY LYN MCBAIN

Judy Lyn McBain

a/k/a
Judy L. McBain

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES ALAN MCBAIN and his wife, JUDY LYN MCBAIN, 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 HE/SHE signed, sealed, and delivered the said instrument as 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 ~~20~~ 27 day of March, 2019.

Nicole L Bernard
NOTARY PUBLIC Nicole L Bernard

My commission expires ~~7-10-20~~ 3-4-2026
my commission number 711086





Michael B. Brown

Recorder of Deeds
Lake County Indiana
2293 North Main Street
Crown Point, IN 46307
219-755-3730

Certification Letter

State of Indiana)
) SS
County of Lake)

This is to certify that I, Michael B. Brown, Recorder of Deeds of Lake County, Indiana am the custodian of the records of this office, and that the foregoing is a full, true and complete copy of a

DEED IN TRUST

as recorded as **2019-016903** **3/20/2019**

as this said document was present for the recordation when **MICHAEL B. BROWN**

was Recorder at the time of filing of said document

Dated this **17th** day of **December**, **2020**

Judy Springfield

Deputy Recorder

Michael B. Brown

Michael B. Brown, Recorder of Deeds
Lake County Indiana

Form # 0023 Revised 5/2002