

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-030848

8:32 AM 2021 Apr 8

Mail Tax Bills To:

PARCEL NO. 45-11-32-301-002.000-035

(Grantee)

MR. LAWRENCE J. TROKSA  
9730 Rambling Rose Lane  
St. John, Indiana 46373

## DEED IN TRUST

THIS INDENTURE WITNESSETH That LAWRENCE J. TROKSA, of 9730 Rambling Rose Lane, St. John, Lake County, in the State of Indiana 46373 (Grantor), CONVEYS AND WARRANTS to LAWRENCE J. TROKSA, as Trustee, under the provisions of a trust agreement dated March 30, 2021, and known as the LAWRENCE J. TROKSA TRUST, hereinafter referred to as "said Trustee", of 9730 Rambling Rose Lane, St. John, Lake County, in the State of Indiana 46373 (Grantee), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

LOT 26 IN ROSEWOOD ESTATES, PHASE 1, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89 PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: (Grantee's Address)  
9730 Rambling Rose Lane  
St. John, Indiana 46373

*This instrument is made for the sole purpose of funding the Grantor's Living Trust and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.*

*The Grantor herein reserves unto himself a life estate in the above described real estate.*

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

APR 07 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

A. That at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect;

B. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder;

C. That said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, or other instrument; and,

D. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

My duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

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DEED IN TRUST (LAWRENCE J. TROKSA/LAWRENCE J. TROKSA TRUST)

Page 3

IN WITNESS WHEREOF, the said LAWRENCE J. TROKSA has hereunto set his hand and seal to this Deed in Trust consisting of three (3) typewritten pages, this page included, on this 30th day of March, 2021.

  
\_\_\_\_\_  
LAWRENCE J. TROKSA

STATE OF INDIANA )

) SS:

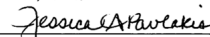
COUNTY OF LAKE )

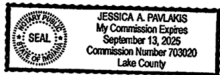
Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared LAWRENCE J. TROKSA and acknowledged the execution of the foregoing Deed in Trust for the uses and purposes herein set forth.

Witness my hand and Notarial Seal this 30th day of March, 2021..

My Commission Expires: 09/13/2025

My Commission Number: 703020

  
\_\_\_\_\_  
Jessica A. Pavlakis, Notary Public  
Resident of Lake County



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

Michael D. Dobosz, Attorney at Law

**THIS INSTRUMENT PREPARED BY:**

Michael D. Dobosz, Esq. (#14539-45)

HILBRICH CUNNINGHAM DOBOSZ VINOVIK & SANDOVAL, LLP

2637 - 45th Street

↘ Highland, Indiana 46322

(219) 924-2427