

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 13 2021 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **Abhinav K. Jha** ("Grantor") of Middlesex County in the State of Massachusetts, CONVEYS AND WARRANTS unto **Ranjeeta Bhattacharjee**, AS TRUSTEE, under the provisions of a Trust Agreement dated 28 May 2021 and known as **The 6845 Trust**, in Lake County, and State of Indiana, for the sum of zero dollars (\$0.00) the following described Real Estate in the County of Lake and State of Indiana, to wit:

The North Half of Lot Numbered Two (2) in Block 6 in Hartman's Gardens 2nd as per plat thereof recorded in Plat Book 16, page 9, in the Office of the Recorder of Lake County, Indiana. Parcel ID: 45-07-09282-012.000-023

Commonly Known As: 6845 Delaware Avenue, Hammond, IN, 46323.

Subject to all taxes, zoning requirements, easements and restrictions of record.

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

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

This conveyance is made upon the express understanding and condition that neither **Ranjeeta Bhattacharjee** individually or as Trustee, nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything she or they or her or their agents or attorneys may do or omit to do in or about the said real estate or under

the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express Trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or 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, mortgage, lease 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, lease 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, lease, mortgage 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.

IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of May, 2021.

Abhinav Jha.
Grantor

Printed Name: Abhinav Jha

EXECUTED in my presence:

Chattacharjee
Witness

Printed Name: RANJEETA BHATTACHARJEE

STATE OF MASSACHUSETTS)
) SS:
COUNTY OF MIDDLESEX)

Before me, a Notary Public in and for said County and State, personally appeared Abhinav K. Jha who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28 day of MAY, 2021.

Signature of Notary Public



NICHOLAS C. HOOD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 1, 2023

STATE OF MASSACHUSETTS)
) SS:
COUNTY OF MIDDLESEX)

Before me, a Notary Public in and for said County and State, personally appeared RANJEETA BHATTACHARJEE being known to me to be the person whose name is subscribed as a **witness** to the foregoing instrument, and who, having been duly sworn, stated that the foregoing instrument was executed by **Abhinav K. Jha**, Grantor, in the above-named subscribing witness's presence, and that the above named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 28 day of MAY, 2021.

Signature of Notary Public



NICHOLAS C. HOOD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 1, 2023

Mail subsequent tax bills to: _____

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

/s/ Carla V. Garino
Signature of Preparer

Prepared by: Carla V. Garino (20895-49) / Webster & Garino, LLC / 115 N. Union St, Westfield, IN 46074 / 317-565-1818