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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-072163

8:31 AM 2021 Dec 20

QUIT CLAIM DEED IN TRUST

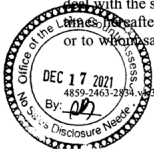
THE GRANTOR, Colleen A. Speckman n/k/a Colleen A. Snow a single woman currently of 1213 Perthshire Lane Dyer, IN 46311 for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to GRANTEE, Colleen A. Snow, not individually, but as Trustee of the COLLEEN A. SNOW TRUST DATED JULY 24, 2019 ("Grantee"), currently of 1213 Perthshire Lane Dyer, IN 46311, all of the Grantor's interest the following described real estate situated in the County of Lake, State of Indiana, to wit:

Parcel ID Number: 45-11-06-451-003.000-034

Property Address: 1213 Perthshire Lane Dyer, IN 46311

NO CONVEYANCE TAX IS DUE AS THIS IS A CONVEYANCE FOR NO CONSIDERATION (CONSIDERATION = \$0.00)

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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, 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 thereof, 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 from time to time hereafter. 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



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 17 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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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 the 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 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 were 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Indiana, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal as of this 5th day of December, 2021.

Colleen A. Snow

Colleen A. Speckman n/k/a Colleen A. Snow

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Colleen A. Speckman n/k/a Colleen A. Snow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 6th day of December, 2021.



David B. Shiner
Notary Public

My commission expires: 3/12/2025

This instrument was prepared by and after recording mail to:

Send subsequent tax bills to:

David B. Shiner
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Ste. 2600
Chicago, IL 60606

Colleen A. Snow Trust
1213 Perthshire Lane
Dyer, IN 46311

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

David B. Shiner
David B. Shiner

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 25 IN BRIAR RIDGE COUNTRY CLUB ADDITION, UNIT 11, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 65 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder