

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 30 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-513468
03/30/2022 01:16 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DEED TO TRUST

THIS INDENTURE WITNESSETH,
that Grantor, Pablo Gasca, for and in
consideration of Ten Dollars (\$10.00) and
other good and valuable consideration, the
receipt of which is hereby acknowledged,
conveys and warrants unto Grantee, **6867
Blue Sky Trust**, dated November 15, 2021,
the following described Real Estate in the
County of Lake, State of Indiana:

LOTS 55 AND 56, IN BLOCK 3, IN H.W. SOHL'S 5TH ADDITION, TO THE CITY OF
HAMMOND, AS PER PLAT THEREOF, RECORDED APRIL 10, 1888, IN PLAT BOOK
2, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 630-634 Thornton Ave, Hammond, IN 46320

PIN 45-02-36-483-001.000-023

herein called the "Trust Property."

Subject to: all real estate taxes for the year 2021 and payable in 2022, and all
subsequent real estate taxes which become due and payable; covenants, conditions,
restrictions, and easements of record; zoning and building laws and ordinances.

TO HAVE AND TO HOLD the Trust Property in fee simple title for the uses and
purposes set forth in the Trust Agreement.

Pursuant to the Trust, no party dealing with the Trust or Trustee, with regard to the
Trust Property in any manner whatsoever, including, but not limited to, a party to
whom the Trust Property or any part of it or any interest in it shall be conveyed,
contracted to be sold, leased or mortgaged, by Trustee, shall be obliged to see to the
application of any purchase money, rent, money borrowed or other consideration
given or otherwise paid or advanced on the Trust Property; or be obliged to see that
the terms of the Trust have been complied with; or be obliged to inquire into the
powers and authority, or the necessity or expediency, of any act of Trustee; or be
obliged or privileged to inquire into any of the terms of the Trust. Every deed,

2045
ZIBAR 55350

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mortgage, lease, contract or other instrument executed by Trustee in relation to the Trust Property shall be conclusive evidence in favor of every person relying upon or claiming any right, title, or interest under the Trust or under any such instrument: that at the time of its execution the Trust created by the Trust Agreement was in full force and effect; that the instrument was executed in accordance with the terms and conditions of the Trust Agreement and all of its amendments, if any; that the instrument is binding upon all Beneficiaries under it; that Trustee was duly authorized and empowered to execute and deliver every such instrument; and that, if a conveyance has been made by a successor- or successors-in-trust, the successor or successors have been appointed properly and are vested fully with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor-in-trust.

The interest of each Beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in possession, earnings, avails and proceeds arising from the use, sale or other disposition of the Trust Property, and such interest is personal property, and no Beneficiary hereunder shall have any title or interest, legal or equitable, in or to the Trust Property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder.

The initial Trustee under the terms of the Trust Agreement shall be Daniel W. Granquist, as Trustee, whose business address is 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304. The situs of the domicile of the Trust shall be the place of business of Trustee and of any successor Trustee who shall henceforth act in that capacity. The situs of the domicile of the Trust shall be the governing jurisdiction for any legal action undertaken regarding the Trust or the Trust Property.

Trustee is invested with all powers not disallowed by law, including the following powers: (a) to manage, improve, divide, or partition the Trust Property, or any part thereof, (b) to sell on any terms, to grant options to purchase, to contract to sell, to convey with or without consideration, (c) 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 Trustee, (d) to mortgage, encumber or otherwise transfer the Trust Property, or any interest therein, as security for advances or loans, (e) to lease and enter into leases for the whole or part of the Trust Property, from time to time, but any such leasehold or renewal shall not exceed a single term of 198 years, and to renew, extend or modify any existing lease, (f) to grant

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easements or charges of any kind, (g) to release, convey or assign any right, title or interest in or about or easement appurtenant to the Trust Property or any part thereof, and (h) to deal with Trust 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.

IN WITNESS WHEREOF, Pablo Gasca has hereunto set his hand, dated the 9th day of February, 2022.

Pablo Gasca
Pablo Gasca

STATE OF Arkansas)
COUNTY OF Craighead)

Before me, a Notary Public in and for said County and State, personally appeared Pablo Gasca and acknowledged the execution of this deed.

WITNESS my hand and Notarial seal this 9th day of February, 2022.

Lisa Lee
Notary Public signature
My Commission Expires: 04-24-2023
My County of Residence: Craighead
My Commission No.: 12393373



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

This instrument prepared by, and after recording return to:
Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

Grantee mailing address, and address to mail statements:
6867 Blue Sky Trust, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.