

# NOT AN OFFICIAL DOCUMENT

RECORDATION REQUESTED BY:  
FirstSecure Bank and Trust Co.  
1 N Constitution Drive  
Aurora, IL 60506

2022-513471  
03/30/2022 01:17 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 6

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

WHEN RECORDED MAIL TO:  
FirstSecure Bank and Trust Co.  
1 N Constitution Drive  
Aurora, IL 60506

SEND TAX NOTICES TO:  
FirstSecure Bank and Trust Co.  
10360 South Roberts Road  
Palos Hills, IL 60465

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## TRUST CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT:

**CERTIFICATION OF TRUST.** This Trust Certificate is given by the Trustee voluntarily, pursuant to the Indiana Trust Code, intending that the facts set forth in this Certificate be relied upon by Lender as true and correct.

- (A) Trust is in existence as of this date and is evidenced by a Trust instrument executed on November 15, 2021.
- (B) The name and address of the Trustee is: Daniel W Granquist, 1070 South Calumet Road, Unit 892, Chesterton, IN, 46304.
- (C) The name of the Trust Settlor is: Francisco Cello Jr.
- (D) The powers of Trustee include the power to do, or perform, all of the acts and things on behalf of Trust set forth in this Certificate.
- (E) Trust is irrevocable.
- (F) The trust instrument requires the signature of any 1 Trustee to exercise any powers of the Trustee.
- (G) Trustee hereby certifies that Trust has not been revoked, modified, or amended in any manner which would cause the representations contained in this Certificate to be incorrect and this Certificate is being signed by all of the currently acting Trustees of Trust. Trustee acknowledges and agrees that Lender may require Trustee to provide copies of excerpts from the trust instrument and amendments which designate

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## TRUST CERTIFICATE (Continued)

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the Trustee and confer upon the Trustee the power to act in these transactions, and that Lender may require such further identification or legal opinion supporting the Trustee authority and power as Lender shall deem necessary and prudent.

**BORROWING CERTIFICATE.** Trustee, for and on behalf of Trust, is authorized and empowered on behalf of Trust:

**Borrow Money.** To borrow, as a cosigner or otherwise, from time to time from Lender, on such terms as may be agreed upon between Trust and Lender, such sum or sums of money as in his or her judgment should be borrowed, without limitation.

**Execute Notes.** To execute and deliver to Lender the promissory note or notes, or other evidence of Trust's credit accommodations, on Lender's forms, at such rates of interest and on such terms as may be agreed upon, evidencing the sums of money so borrowed or any of Trust's indebtedness to Lender, and also to execute and deliver to Lender one or more renewals, extensions, modifications, refinancings, consolidations, or substitutions for one or more of the notes, any portion of the notes, or any other evidence of credit accommodations.

**Grant Security.** To mortgage, pledge, transfer, endorse, hypothecate, or otherwise encumber and deliver to Lender any property now or hereafter belonging to Trust or in which Trust now or hereafter may have an interest, including without limitation all of Trust's real property and all of Trust's personal property (tangible or intangible), as security for the payment of any loans or credit accommodations so obtained, any promissory notes so executed (including any amendments to or modifications, renewals, and extensions of such promissory notes), or any other or further indebtedness of Trust to Lender at any time owing, however the same may be evidenced and as a security for the payment of any loans, any promissory notes, or any other or further indebtedness of Francisco Celio Jr to Lender at any time owing, however the same may be evidenced. Such property may be mortgaged, pledged, transferred, endorsed, hypothecated or encumbered at the time such loans are obtained or such indebtedness is incurred, or at any other time or times, and may be either in addition to or in lieu of any property theretofore mortgaged, pledged, transferred, endorsed, hypothecated or encumbered. The provisions of this Certificate authorizing or relating to the pledge, mortgage, transfer, endorsement, hypothecation, granting of a security interest in, or in any way encumbering, the assets of Trust shall include, without limitation, doing so in order to lend collateral security for the indebtedness, now or hereafter existing, and of any nature whatsoever, of Francisco Celio Jr to Lender. The Trustees have considered the value to Trust of lending collateral in support of such indebtedness, and the Trustees represent to Lender that Trust is benefited by doing so.

**Execute Security Documents.** To execute and deliver to Lender the forms of mortgage, deed of trust, pledge agreement, hypothecation agreement, and other security agreements and financing statements which Lender may require and which shall evidence the terms and conditions under and pursuant to which such liens and encumbrances, or any of them, are given; and also to execute and deliver to Lender any other written instruments, any chattel paper, or any other collateral, of any kind or nature, which Lender may deem necessary or proper in connection with or pertaining to the giving of the liens and encumbrances.

**Negotiate Items.** To draw, endorse, and discount with Lender all drafts, trade acceptances, promissory notes, or other evidences of indebtedness payable to or belonging to Trust or in which Trust may have an interest, and either to receive cash for the same or to cause such proceeds to be credited to Trust's account with Lender, or to cause such other disposition of the proceeds derived therefrom as he or she may deem advisable.

**Further Acts.** In the case of lines of credit, to designate additional or alternate individuals as being authorized to request advances under such lines, and in all cases, to do and perform such other acts and things, to pay any and all fees and costs, and to execute and deliver such other documents and agreements, including agreements waiving the right to a trial by jury and confessing judgment against Trust, as the Trustee may in his or her discretion deem reasonably necessary or proper in order to carry into effect the provisions of this Certificate.

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## TRUST CERTIFICATE (Continued)

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**TERMINATION OR TRANSFER.** Trustees agree that the Trustees will provide to Lender written notice prior to any termination or revocation of Trust or prior to the transfer from Trust of any Trust asset upon which Lender may be relying for repayment of Trust's indebtedness to Lender.

**NOTICES TO LENDER.** The Trustees will promptly notify Lender in writing at Lender's address shown above (or such other addresses as Lender may designate from time to time) prior to any (A) change in Trust's name; (B) change in Trust's assumed business name(s); (C) change in the Trustees of the Trust; (D) change in the authorized signer(s); (E) change in Trust's state of organization; (F) conversion of Trust to a new or different type of business entity; or (G) change in any other aspect of Trust that directly or indirectly relates to any agreements between Trust and Lender. No change in Trust's name or state of organization will take effect until after Lender has received notice.

**FURTHER TRUST CERTIFICATIONS.** The persons named above is duly appointed and acting Trustee of Trust and is duly authorized to act on behalf of Trust in the manner described above; I am familiar with the purpose of the Indebtedness, the Indebtedness proceeds are to be used for a legitimate trust purpose and for the benefit of the Trust and its beneficiaries.

**CONTINUING VALIDITY.** This Certificate shall be continuing, shall remain in full force and effect and Lender may rely on it until written notice of its revocation shall have been delivered to and received by Lender at Lender's address shown above (or such addresses as Lender may designate from time to time). Any such notice shall not affect any of Trust's agreements or commitments in effect at the time notice is given.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand.

I have read all the provisions of this Certificate, and I personally and on behalf of Trust certify that all statements and representations made in this Certificate are true and correct. This Trust Certificate is dated March 24, 2022.

**CERTIFIED TO AND ATTESTED BY:**

X

  
Daniel W. Granquist, Trustee of 6867 Blue Sky Trust dated  
November 15, 2021

# NOT AN OFFICIAL DOCUMENT

## TRUST CERTIFICATE (Continued)

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### INDIANA PROOF

EXECUTED AND DELIVERED in my presence:

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Printed Name

STATE OF IN )

) SS

COUNTY OF LAKE )

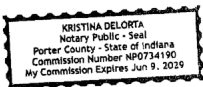
Before me, a Notary Public in and for said County and State, personally appeared Daniel W Granquist [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Daniel W Granquist, Trustee of 6867 Blue Sky Trust dated November 15, 2021, 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.

By [Signature]

Residing at Porter County

Notary Public in and for the State of IN

My commission expires June 9 2029



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 (Maryellen Howard, Commercial Loan Processor).

This Trust Certificate was prepared by: **Maryellen Howard, Commercial Loan Processor**

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RECORDING PAGE

Property of Lake County Recorder

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 55 AND 56, IN BLOCK 3, IN H.W. SOUL'S 5TH ADDITION TO 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.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 630-34 Thornton Ave, Hammond, IN 46320  
PIN# 45-02-36-483-001.000-023

Property of Lake County Recorder