

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 13 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-541907
10/14/2022 09:24 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 13

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that GREAT LAKES TRUST COMPANY as Successor Trustee of Great Lake Title and Trust Co. Trust. #2400070 aka L-070 ("Grantor") hereby QUITCLAIMS to SCOTT D. BARREIRO and TRACY L. RONSEN ("Grantee") the following described real estate in Lake County, in the State of Indiana: * For No Consideration

LOT 22 IN AUWERDA'S THIRD ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax Billing Commonly known as 8739 OSBORNE ROAD, HIGHLAND, INDIANA 46322

Parcel ID Number: 45-07-21-351-025.000-026

Subject to all covenants, conditions, easements, agreements, limitations, and restrictions of record.

Subject to real estate taxes for current year payable in the following year together with delinquency and penalty if any, and all real estate taxes due and payable thereafter.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they have been fully empowered to execute and deliver this deed.

*****SEE ATTACHED SIGNATURE PAGE*****

No Sales Disclosure Needed

Oct 13 2022

By: sb

Office of the Lake County Assessor

2022/10/14

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This TRUSTEE'S DEED is executed by the undersigned Trustee, not personally, but solely as Trustee under the terms of that certain agreement known as Trust No. 2400070 aka L-070; and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations, agreements and liabilities, herein made are made and are intended, not as personal covenants, undertakings, representations, agreements and liabilities, of the Trustee, individually, or for the purpose of binding him personally, but this instrument is executed and delivered by GREAT LAKES TRUST COMPANY an assumed business name for Jonathan Petersen, solely in the exercise of the powers conferred as such Trustee under said agreement and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against GREAT LAKES TRUST COMPANY an assumed business name for Jonathan Petersen, on account hereof, or on account of any covenant, undertaking, representation or agreement herein, either expressed or implied, all such personal liability, if any, being expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

Nothing contained herein shall be construed as creating any liability upon GREAT LAKES TRUST COMPANY an assumed business name for Jonathan Petersen, personally under the provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or the Indiana Responsible Property Transfer Law (the "Act") as amended from time to time or any other federal, state or local law, rule or regulation. GREAT LAKES TRUST COMPANY an assumed business name for Jonathan Petersen, personally, is not a "Transferor or Transferee" under the Act and makes no representations concerning any possible environmental defects. In making any warranty herein, the Trustee is relying solely on information furnished to it by the beneficiaries and not of its own knowledge and specifically exculpates itself from any liabilities, responsibilities or damages as a result of including any warranty in this instrument.

Furthermore, the information contained in this instrument has been furnished to the undersigned by the beneficiary/beneficiaries under aforesaid Trust and the statements made therein are made solely in reliance thereon and no responsibility is assumed by the undersigned in its individual capacity for the truth or accuracy of the facts herein stated.

IN WITNESS WHEREOF, said Jonathan Petersen dba GREAT LAKES TRUST COMPANY, has caused his name to be signed to these presents on October 5, 2022.

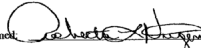
Jonathan Petersen dba GREAT LAKES TRUST COMPANY AS TRUSTEE
AFORESAID AND NOT PERSONALLY

By: 
JONATHAN PETERSEN, Trust Officer

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared before me, Jonathan Petersen dba GREAT LAKES TRUST COMPANY AS TRUSTEE AFORESAID who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as his free and voluntary act as Trustee.

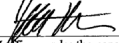
Given under my hand and notarial seal on October 5, 2022.

Signed:  Notary Public

Resident of LAKE County

Printed ROBERTA L NUGENT Notary




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
Jonathan Petersen

This instrument prepared by:
Jonathan Petersen (26893-45)
Law Office of Jonathan D. Petersen
1544 45th Avenue, Suite 3
Munster, IN 46321
219-803-4550

NOT AN OFFICIAL DOCUMENT

EXHIBIT " A "

2008 056906

2008 AUG 11 10:12:20

RESIGNATION OF TRUSTEE AND NOTICE OF DESIGNATION OF SUCCESSOR TRUSTEE AND ACCEPTANCE BY SUCCESSOR TRUSTEE

I. RESIGNATION OF TRUSTEE

COMES NOW, CITIZENS FINANCIAL SERVICES, F.S.B. (sometimes referred to as Citizens Financial Bank, a federal savings bank, as Trustee, under the terms and conditions of that certain written agreement and declaration of trust dated the 17th Day of July, 1997, and identified as Trust Number L-0070, and tenders its resignation as Trustee of said Trust effective the 10th day of March, 2006, and pursuant to the direction of the beneficiary of said trust does hereby designate GREAT LAKES TITLE & TRUST COMPANY, a division of William G. Crabtree II, P.C., an Indiana professional corporation, as Successor Trustee under the aforesaid written agreement and declaration of trust dated the 17th Day of July, 1997, and identified as Trust Number L-0070. The real estate owned by the Trust is more particularly described as follows, to wit:

LOT 22 IN AUWERDA'S 3RD ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 72. IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 8739 OSBORNE ROAD, HIGHLAND, INDIANA 46322
Key Number: 16-27-0242-0022

CITIZENS FINANCIAL SERVICES, F.S.B.,
A/K/A CITIZENS FINANCIAL BANK, a
federal savings bank, as Trustee u/a/d
the 17th Day of July, 1997
and known as Trust Number L-0070

By: *Jeffrey C. Stur*
Name: JEFFREY STUR
Title: SR. VICE PRESIDENT

ATTEST:

Dawn Wurthbacher
Name: Dawn Wurthbacher
Title: Assistant Vice President

STATE OF INDIANA)
COUNTY OF LAKE)

FILED
AUG 11 2008
PEGGY HOLLINGA KATONA
LAKE COUNTY AUDITOR

I, the undersigned, a Notary Public in and for said County, in the State of Indiana, do hereby certify that on this day personally appeared before me, *Jeffrey C. Stur* and *Dawn Wurthbacher*, personally known to me to be the same persons whose names are subscribed to the foregoing Instrument and personally known to me to be the *Sr. Vice President* and *Asst. Vice President* of CITIZENS FINANCIAL SERVICES, F.S.B. (sometimes referred to as Citizens Financial Bank, a federal savings bank, the Trustee under that written agreement dated the 17th Day of July, 1997, and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, as Trustee of said Trust, and that said Instrument was signed and delivered in the name and on behalf of said Trust by the authority granted pursuant to the terms of said written Trust Agreement.

Given under my hand and notarial seal this 31st day of March, 2006.

Signed: *Edward J. White*
(Notary Public)

My Commission Expires: 5-18-2011

011571

FF 113
13-
AB



NOT AN OFFICIAL DOCUMENT

II. ACCEPTANCE OF SUCCESSOR TRUSTEE

COMES NOW, GREAT LAKES & TRUST COMPANY, a division of William G. Crabtree II, P.C., an Indiana professional corporation, as the designated successor trustee of the beneficiary, of that certain written agreement and declaration of trust dated the 17th Day of July, 1997, and identified as Trust Number L-0070, hereby acknowledges receipt of the foregoing RESIGNATION OF TRUSTEE AND NOTICE OF DESIGNATION OF SUCCESSOR TRUSTEE, this 31st day of March, 2006, and accepts the same in accordance with the terms and provisions of said Trust Agreement.

GREAT LAKES TITLE & TRUST COMPANY,
A division of William G. Crabtree II, P.C., an Indiana professional corporation

By: 
WILLIAM G. CRABTREE II, President
and Trust Officer

STATE OF INDIANA)
)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, WILLIAM G. CRABTREE II, personally known to me to be the same person whose name is subscribed to the foregoing Instrument and personally known to me to be the President and Trust Officer of GREAT LAKES TITLE & TRUST COMPANY, a division of William G. Crabtree II, P.C., an Indiana professional corporation, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth, as President of the company aforesaid, and that said Instrument was signed and delivered in the name and on behalf of said professional corporation by the authority granted pursuant to the terms of said written Trust Agreement.

Given under my hand and notarial seal this 31st day of March, 2006.


Marta I. Picazzo-Serletic
Notary Public, State of Indiana
Lake County
My Commission Expires 08/16/2014

Signed: 
MARTA PICAZZO-SERLETIC, Notary Public

My Commission Expires: 09/18/2014
County of Residence: LAKE

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.


WILLIAM G. CRABTREE II, Attorney

PLEASE RETURN TO:

GREAT LAKES TITLE & TRUST COMPANY
222 INDIANAPOLIS BLVD, SUITE 102
SCHERERVILLE, IN 46375

This document Prepared by:
William G. Crabtree II
For Great Lakes Title & Trust Company, Inc.

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EXHIBIT " B "

STATE OF INDIANA) FILED IN
) IN THE LAKE CIRCUIT/SUPERIOR COURT
) CLERK'S OFFICE
 COUNTY OF LAKE) SS:
) 2009 SEP 25 PM 1 46

GREAT LAKES TRUST COMPANY) THOMAS R. PHILET
) CLERK LAKE SUPERIOR COURT
) Plaintiff)

v.)

Cause No: 200909PL00114

GREAT LAKES TITLE & TRUST COMPANY aka)
 Great Lakes Title & Trust Co., Inc., a wholly owned)
 subsidiary of William G. Crabtree II, P.C., an Indiana)
 professional corporation)

2022-541472
 10/11/2022 02:05 PM
 TOTAL FEES: 25.00
 BY: SP
 PG #: 9

STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD
 GINA PIMENTEL
 RECORDER

Defendants.)

VERIFIED COMPLAINT FOR THE APPOINTMENT OF A SUCCESSOR TRUSTEE

Comes now plaintiff, GREAT LAKES TRUST COMPANY and for its cause of action against the Defendant alleges and states as follows:

1. This complaint is verified to serve as both complaint and affidavit.
2. Plaintiff Great Lakes Trust Company is an assumed business name for Jonathan Petersen, Attorney at Law.
3. Defendant GREAT LAKES TITLE & TRUST COMPANY aka Great Lakes Title & Trust Co., Inc., is a wholly owned subsidiary of William G. Crabtree II, P.C., an Indiana professional corporation.
4. The defendant serves as trustee of certain land trusts described in Exhibit "A" attached hereto. (hereinafter referred to as the "land trusts")
5. On or about August 24, 2009, William G. Crabtree II ("Crabtree") died.
6. Upon information and belief, Crabtree was the sole shareholder and officer of the defendant.
7. Prior to his death, Crabtree told plaintiff that the defendant would resign as trustee of the land trusts effective August 10, 2009.

ctm 221937

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15. Indiana Code 30-4-3-30 confirms that this Court possesses general equity powers over the administration of trusts unless otherwise indicated under the Indiana Trust Code.
16. All of the beneficiaries or the beneficiaries controlling a majority interest of each land trust have authorized the plaintiff to prosecute this action on behalf of each respective land trust.

WHEREFORE, the Plaintiff requests that this Court enter an order appointing GREAT LAKES TRUST COMPANY as Successor Trustee to the land trusts and grant all other appropriate relief in the premises.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

Respectfully Submitted:

By: 

Jonathan Petersen (#26893-45)
Law Office of Jonathan D. Petersen
608 165th Street, Suite 201
Hammond, IN 46324
Phone: 219-803-4550

NOT AN OFFICIAL DOCUMENT

List of Land Trusts

010308;	040308-J;
012808;	040308-K;
031307-A;	042908;
031307-B;	043008;
031307-C;	050508;
031307-D;	052008;
031307-E;	060308;
031307-F;	070703;
031307-G;	071008;
031307-H;	092608;
031307-I;	093008-A;
031307-J;	101105;
031307-K;	121507;
031307-L;	2400070 aka L-0070;
031307-M;	2400140 aka L-0140;
032808;	2400230 aka L-0230;
040308-A;	2400260 aka L-0260;
040308-B;	2400270 aka L-0270;
040308-C;	2400340 aka L-0340;
040308-D;	2400370 aka L-0370;
040308-E;	2400420 aka L-0420;
040308-F;	2400450 aka L-0450;
040308-G;	2400460 aka L-0460;
040308-H;	2400590 aka 590 aka L-0590; and
040308-I;	6718-LT

EXHIBIT A

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA) IN THE LAKE CIRCUIT/SUPERIOR
COURT

) SS:
COUNTY OF LAKE)

GREAT LAKES TRUST COMPANY)
Plaintiff,)

v.)

Cause No: 45D10-0909-PL-00114

GREAT LAKES TITLE & TRUST COMPANY)
aka Great Lakes Title & Trust Co., Inc., a)
wholly owned subsidiary of William G.)
Crabtree II, P.C., an Indiana professional)
corporation)
Defendants.)

Filed in Clerk's Office

NOV 19 2009

VERIFIED MOTION FOR ENTRY OF DEFAULT JUDGMENT

Thomas R. Blazyn
CLERK LAKE SUPERIOR COURT

Comes now plaintiff, GREAT LAKES TRUST COMPANY, and for its motion for entry of default judgment states as follows:

- 1) That this motion is verified to serve as both complaint and affidavit.
- 2) That service of process was unsuccessfully attempted upon the defendant by serving a summons and copy of the complaint upon the Highest Officer of Great Lakes Title & Trust Company at the company's place of business.
- 3) That no officer or agent could be found for the defendant.
- 4) That the defendant was fully served with summons by publication appearing in The Times newspaper, on September 30, 2009, October 7, 2009, and October 14, 2009, which service by publication as evidenced by the Publisher's Affidavit of such publication is attached herewith. (A true and accurate copy of the Publisher's Affidavit is attached herewith as Exhibit "1").
- 5) That more than thirty (30) days have elapsed since the last date of the aforesaid publication.
- 6) That the defendant has failed to appear herein and failed to answer or otherwise defend the plaintiff's complaint

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7) That the defendant is not in the military service of the United States, incompetent or an infant.

WHEREFORE, the plaintiff moves the Court to enter an Order defaulting the defendant and to enter a judgment by default in favor of the plaintiff and against the defendant for the relief prayed for in the complaint herein.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

Respectfully Submitted:

By: 

Jonathan Petersen (#26893-45)
Law Office of Jonathan D. Petersen
608 165th Street, Suite 201
Hammond, IN 46324
Phone: 219-803-4550

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA
 CLERK OF COURT
 THE LAKE CIRCUS
 SUPERIOR COURT
 GREAT LAKES TRUST COM.
 PAVY
 Plaintiff
 vs.
 GREAT LAKES TITLE & TRUST
 COMPANY aka Great Lakes Title &
 Trust Co., Inc., a wholly owned subsidiary
 of William G. Crabtree II,
 P.C., an Indiana professional corporation
 Defendant
 Cause No. 45D10-0909-PL-00114

Accounts

General Form No. 99P (Rev. 2009A)

Jonathan D. Petersen
 Governmental Unit

To: The Times Media Company

601-45th Avenue, Munster, IN 46321

PUBLISHER'S CLAIM

SUMMONS BY PUBLICATION

THE STATE OF INDIANA THE FOLLOWING NAME DEFENDANT
 GREAT LAKES TITLE & TRUST COMPANY aka Great Lakes Title & Trust Co., Inc., a wholly owned subsidiary of William G. Crabtree II, P.C., an Indiana professional corporation

You are notified that you have been sued in the Court above named by the above named plaintiff.
 The Court in which this lawsuit is filed is the Lake Circus Superior Court and the Cause Number assigned to this lawsuit is indicated above.

The attorney representing the Plaintiff is Jonathan D. Petersen, 803 166th Street, Suite 201, Hammond, IN 46324, 219.903.4550, Fax: 219.933.8557.

All of the persons or entities, known or unknown, named at the beginning of the Summons, and those the Summons are being filed in this lawsuit. The nature of the suit against you is to appoint a successor trustee to certain trusts in which the defendant now serves as trustee.

This Summons by publication is hereby directed to the following named defendant:

GREAT LAKES TITLE & TRUST COMPANY aka Great Lakes Title & Trust Co., Inc., a wholly owned subsidiary of William G. Crabtree II, P.C., an Indiana professional Corporation

If you have a claim against the Plaintiff arising from the same transaction or occurrence, you may be required to assert such claim in writing together with your written answer.

If you fail to answer the COMPLAINT of this Plaintiff within thirty (30) days after the third (3rd) day of publication of this Summons, judgment may be entered against you for which the Plaintiff has demanded:

ATTEST: Thomas R. Philpot, Clerk of the Lake Circus Superior Court
 930.102.15 - 20246243

Must not exceed two actual lines, neither of which shall have four solid lines of the type in which the body of the (entire set) - number of equivalent lines -----
 of lines -----
 of lines -----
 of lines -----
 of lines in notice -----

CHARGES

columns wide equals 71... equivalent lines at N/A

\$ -----

for notices containing rule or tabular work (50 per cent amount)

proofs of publication (\$1.00 for each proof in excess

AMOUNT OF CLAIM

\$ 85.00

PRINTING COST

column in picas 9p4
lines 3

Size of type 7.0 point.

#20244243

provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is the amount claimed is legally due, after allowing all just credits, and that no part of the same

of the printed matter attached hereto is a true copy, of the same column width and type size, as printed in said paper 3 times. The dates of publication being as follows:

September 30, October 7 & 14, 2009

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- X. Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Kate Stephens *[Signature]*

Date *October 14 2009*

Title: Legal Clerk



STATE OF INDIANA) IN THE LAKE CIRCUIT/SUPERIOR
COURT

) SS:
COUNTY OF LAKE)

GREAT LAKES TRUST COMPANY)
Plaintiff,)

v.)

Cause No: 45D10-0909-PL-00114

GREAT LAKES TITLE & TRUST COMPANY)
aka Great Lakes Title & Trust Co., Inc., a)
wholly owned subsidiary of William G.)
Crabtree II, P.C., an Indiana professional)
corporation)

Defendants.)

Filed in Open Court

NOV 23 2009

Thomas R. Phelpox
CLERK LAKE SUPERIOR COURT

DEFAULT JUDGMENT

This cause having come before the court on the motion of the Plaintiff for a default judgment against Defendant, GREAT LAKES TITLE & TRUST COMPANY aka Great Lakes Title & Trust Co., Inc., a wholly owned subsidiary of William G. Crabtree II, P.C., an Indiana professional corporation and the court having found that the defendant failed to appear herein and failed to answer or otherwise defend the Plaintiff's complaint; that the Plaintiff has complied with the requirements of Trial Rule 55, and the Court further having found that the defendant is not in the military service and is not an infant or incompetent, it is

ORDERED, ADJUDGED AND DECREED that GREAT LAKES TRUST COMPANY is hereby appointed as Successor Trustee to the land trusts identified in Exhibit A attached herewith.

Dated: NOV 23 2009

John R. Phelpox

Judge

RECEIVED
NOV 24 2009

Thomas R. Phelpox
CLERK LAKE SUPERIOR COURT

NOT AN OFFICIAL DOCUMENT

List of Land Trusts

010308;
012808;
031307-A;
031307-B;
031307-C;
031307-D;
031307-E;
031307-F;
031307-G;
031307-H;
031307-I;
031307-J;
031307-K;
031307-L;
031307-M;
032808;
040308-A;
040308-B;
040308-C;
040308-D;
040308-E;
040308-F;
040308-G;
040308-H;
040308-I;
040308-J;
042908;
043008;
050508;
052008;
060308;
070703;
071008;
092608;
093008-A;
101105;
121507;
2400070 aka L-0070;
2400140 aka L-0140;
2400230 aka L-0230;
2400260 aka L-0260;
2400270 aka L-0270;
2400340 aka L-0340;
2400370 aka L-0370;
2400420 aka L-0420;
2400450 aka L-0450;
2400460 aka L-0460;
2400590 aka 590 aka L-0590; and
6718-LT

EXHIBIT A

The United States of America



STATE OF INDIANA, COUNTY OF LAKE, ss:

I, the undersigned, Clerk of the Lake Circuit and Superior Courts of Lake County, and the keeper of the records and files thereof, in the State aforesaid, do hereby certify that the above and foregoing is a full, true, correct and complete copy of the Verified Complaint For The Appointment of A Successor Trustee dated September 25, 2009, Verified Motion For Entry of Default Judgment dated November 19, 2009, Publisher's Claim dated October 14, 2009, and Default Judgment date November 23, 2009 in the cause no: 45D10-0909-PL-000114 IN THE MATTER OF GREAT LAKE TRUST COMPANY vs. GREAT LAKES TITLE & TRUST COMPANY A/K/A GREAT LAKES TITLE & TRUST CO., INC., A WHOLLY OWNED SUBSIDIARY OF WILLIAM G. CRABTREE II, P.C., AN INDIANA PROFESSIONAL CORPORATION

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at my office in Crown Point, Indiana in the said County of Lake, this 7TH day of OCTOBER 2022.

Michael Robinson

Clerk Lake Circuit Superior Court

By

Shirley Rich

Deputy