

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 GM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-502189  
01/23/2023 02:34 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## DEED IN TRUST

THE GRANTORS, TERRY L. ZONA, JR. and JESSICA M. ZONA, a married couple, of the County of Porter and State of Indiana, for no consideration, convey and warrant unto

TERRY L. ZONA, JR. and JESSICA M. ZONA, as Co-Trustees under the provisions of a trust agreement known as the Terry L. Zona, Jr. and Jessica M. Zona Revocable Trust dated January 18, 2023

(hereinafter referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Lake and State of Indiana, to wit:

Lot 190 in The Enclave Unit 4, Phase 4, as per plat thereof, recorded in Plat Book 107, Page 71 in the Office of the Recorder of Lake County, Indiana.

Tax Parcel Number: 45-10-36-202-015.000-032

Address of real estate: 15134 West 95th Avenue, Dyer, IN 46311

Grantor's address: 15134 West 95th Avenue, Dyer, IN 46311

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.

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

No Sales Disclosure Needed  
Jan 23 2023  
By: JAG

Office of the Lake County Assessor

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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.

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

IN WITNESS WHEREOF, the grantor aforesaid have hereunto set his hand and seal this January 18, 2023.

  
Terry L. Zona, Jr.

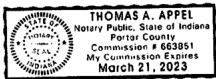
  
Jessica M. Zona

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF PORTER        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERRY L. ZONA, JR. and JESSICA M. ZONA are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the said Trust, for the uses and purposes therein set forth.

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GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 18 day of January, 2023.



  
\_\_\_\_\_  
Notary Public

My Commission expires: 3/21/2023

*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. Thomas A. Appel*

EXEMPT TRANSACTION - NO CONSIDERATION

This instrument prepared by Thomas A. Appel, Attorney at Law; 18311 North Creek Drive, Suite I, Tinley Park, IL 60477 (708) 468-8165

RETURN RECORDED DEED TO:

Thomas A. Appel, P.C.  
18311 North Creek Drive, Suite I  
Tinley Park, IL 60477

MAIL SUBSEQUENT TAX BILLS TO:

Terry and Jessica Zona  
15134 West 95th Avenue  
Dyer, IN 46311

Property of Lake County Recorder