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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-005604

12:50 PM 2023 Feb 15

Property Number 45-11-21-326-004.000-036

Mail Future Tax Bills To:
2827 Jarrett Street
Schererville, Indiana 46375

Grantees Mailing Address:
2827 Jarrett Street
Schererville, Indiana 46375

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, **Don E. Mikrut and Michelle M. Mikrut, Husband and Wife**, for and in consideration of the sum of -----Ten and 00/100-----Dollars, (\$10.00) in hand paid, and of other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey and release unto **Don E. Mikrut and Michelle M. Mikrut as Trustees of the Don and Michelle Mikrut Revocable Trust dated the 10th day of February, 2023**, the following described real estate in the County of Lake and State of Indiana, to-wit:

Lot 2 in Lake of the Meadows, Phase 2, to the Town of Schererville, as per plat thereof, recorded in Plat Book 85 page 63, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2827 Jarrett Drive, Schererville, Indiana 46375

Exempt from Sales Disclosure- Transfer for No Consideration or a Gift

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

FULL power and authority is hereby granted to said trustee to improve, manage, protect and subdivide, said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, 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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 15 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
1565

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purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount or present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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 no case shall any party dealing with said Trustee or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of said county) 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither the Trustee, nor their successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election the Trustee, in their own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.


The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 is such, but only an interest in the earnings, avails and proceeds thereof as aforesaid,

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the intention hereof being to vest in said Trust, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

In the event that the interest conveyed herein qualifies as matrimonial property pursuant to I.C. 32-17-3-1, the Grantors specifically elect to continue to treat the interest conveyed herein as matrimonial property pursuant to I.C. 30-4-3-35.

IN WITNESS WHEREOF, the said **Don E. Mikrut and Michelle M. Mikrut, as Husband and Wife**, have hereunto set their hand and seal this 10th day of February, 2023.



Don E. Mikrut



Michelle M. Mikrut

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

Before me, the undersigned, a Notary public in and for said County, this 10th day of February, 2023, came **Don E. Mikrut and Michelle M. Mikrut**, and acknowledged the execution of the foregoing instrument as their free and voluntary act.

Witness my hand and official seal.



Christopher W. Yugo, Notary Public
License No.: XP0681709

County of Residence: Lake
My Commission Expires: 3/27/24



Property of Lake County Recorder

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I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Christopher W. Yugo, Esq.

**Record and Return to: Christopher W. Yugo
Attorney at Law
1313 White Hawk Drive
Crown Point, Indiana 46307**

This Document was prepared by:
Christopher W. Yugo, Indiana Attorney Number 17624-45,
1313 White Hawk Drive, Crown Point, Indiana 46307