

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507387
03/13/2023 03:26 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Grantee Address and
Mail Tax Bills to:
1411 Melbrook Dr.
Munster, IN 46321

Parcel No.
45-07-30-228-018.000-027

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **PETER L. HATTON AND MARY L. HATTON, HUSBAND AND WIFE**, of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to **PETER L. HATTON AND MARY L. HATTON, TRUSTEE OF THE HATTON 2023 JOINT TRUST DATED MARCH 10, 2023**, the following described real estate in Lake County, Indiana, to-wit:

Lot 15, Block 1, White Oak Manor 2nd Addition to the Town of Munster, as shown in Plat Book 32, page 58, in Lake County, Indiana.

commonly known as 1411 Melbrook Drive, Munster, Indiana 46321

Peter L. Hatton and Mary L. Hatton have a beneficial interest in the trust described above, will occupy the real estate described above, and meet the requirements of Indiana Code 6-1.1-12-17.9 for a trust entitled to deductions.

In the event of the death, resignation, or incapacity of either Peter L. Hatton or Mary L. Hatton, as Trustee, or either of them cease to be Trustee for any reason, then the other one shall serve as Trustee alone. In the event of the death, resignation, or incapacity of both Peter L. Hatton and Mary L. Hatton, as Trustee, or both of them ceases to be Trustee for any reason, then the successor Trustee(s) shall become, without any further act, deed, or conveyance, vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell, and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement, and every deed, trust deed, or other instrument executed by the Trustee in relation to the real estate

{File: 00125185.DOC}

No Sales Disclosure Needed
Mar 13 2023
By: JF
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

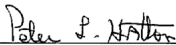
- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustees or their successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustees in the absence, death, or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

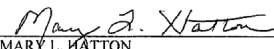
We hereby elect to treat the property as matrimonial property as that term is defined in Ind. Code 30-4-3-35.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the Grantors have executed this Deed into Trust this 10 day of March, 2023.



PETER L. HATTON



MARY L. HATTON

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared Peter L. Hatton and Mary L. Hatton and acknowledged the signature and delivered the instrument as a free and voluntary act for the uses and purposes named in the instrument this 10 day of March, 2023.





Notary Public Signature
Commissioned in Lake County, Indiana

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. Victor H. Prasco

This Instrument prepared by: Victor H. Prasco, Burke Costanza & Carberry LLP
9191 Broadway, Merrillville, IN 46410