

2023-508 09
03/24/2023 02:10 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

MAIL TAX BILLS TO:
621 WEST 89TH PLACE
Merrillville, IN 46410

No Sales Disclosure Needed
Mar 23 2023
By: FGR
Office of the Lake County Assessor

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made and executed this 15th day of March, 2023, by George Hopper, the first party, to George Hopper and Lisa A. Edwards, Co-Trustees of the George Hopper Revocable Trust originally dated May 26, 1992, and as amended, or any Successor Trustee, second party, whose address is 621 West 89th Place, Merrillville, Indiana 46410.

WHEREBY, the first party for zero consideration, does hereby remise, release and quit claim unto the second party forever, the right, title, interest, claim and demand which the first party has in the following described real estate in Lake County, in the State of Indiana, to-wit:

Parcel ID No. 45-16-05-428-033.000-042. Lot Two (2) and the East Thirty (30) feet of Lot Three (3) in Rolling View Addition to Crown Point, as shown in Plat Book One (1), Page (1), in the Office of the Recorder of Lake County, Indiana.

Commonly known as 707-709 Thomas Street, Crown Point, Indiana 46307

This conveyance is subject to:

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

1. Past and current year real estate taxes.
2. Easements, restrictions and covenants of record, if any.

Mar 23 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

The first party hereby covenants with the second party that the first party is lawfully seized of the Property in fee simple and that the first party has good right and lawful authority to sell and convey the Property.

This Deed was prepared without a review or examination of the title to the above-described property and no opinion or representations are being made either expressed or implied, by Stuart J. Friedman, Attorney at Law, of the law firm of O'Neill McFadden & Willett LLP.

TO HAVE AND TO HOLD, the said property in fee simple upon the trust 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, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resub divide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey said property 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 property, or any part thereof, to lease said property, or any part thereof, from time

23-7338

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to time, in possession or reversion, by leases to commence in present or 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 99 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 purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration 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 in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act 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 property shall be conclusive evidence in favor of every person relying upon the 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

IN WITNESS WHEREOF, the said first party has hereunto set his hand and seal this 15th day of March, 2023.


George Hopper

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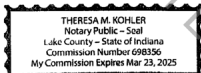
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for said County and State, do hereby certify that George Hopper personally appeared and executed the above document as his voluntary act and deed, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15th day of March, 2023.

My Commission Expires:

3-23-2025



Theresa M. Kohler

Notary Public
Resident of Lake, County, Indiana

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.

Stuart J. Friedman

Stuart J. Friedman, Attorney

This instrument prepared by:
Stuart J. Friedman, O'Neill McFadden & Willett LLP
833 W. Lincoln Highway, Suite 410W, Schererville, Indiana 46375
Phone: 219-322-0450