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GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 2023-027622

8:44 AM 2023 Sep 27

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

SEP 27 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR **DEED IN TRUST**

Prepared by and after Recording Mail to:

Todd M. Van Baren Hoogendoorn & Talbot LLP 122 South Michigan Avenue Suite 1220

Chicago, Illinois 60603

Name & Address of Taxpayer:

Mr. and Mrs. Nicholas J. Frederick 25650 South Stony Island Avenue Crete. Illinois 60417



THE GRANTORS.

Thomas W. Witvoet and Lorri B. Witvoet, husband and wife

of the Village of Crete, in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and OUIT CLAIM to

Nicholas J. Frederick and Ashley N. Frederick, Co-Trustees of the Frederick Family Trust, Dated February 21, 2022, and all of their interest in the following described Real Estate situated in the County of Lake, in the State of Indiana, to-wit:

See Exhibit A attached hereto and made a part hereof for legal description

To have and to hold 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises or any part thereof to a 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 to time, in possession or reversion, by leases to commence in the present or in the 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 contact to make leases and to grant options to lease and options to renew leases and options to preme leases and options to preme leases and options to preme leases.

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the whole or 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 charges 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 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 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 bodiged 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 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 trustsee was duly authorized and empowered to execute additive 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.

Thomas W. Witvoet

State of Illinois)

County of Ull)

Soplember 2023

Somi Witvoet

Lorri B. Witvoet

Subject to: general real estate taxes not yet due of payable; and easements, covenants, conditions and restrictions of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas W. Witvoet and Lorri B. Witvoet, husband and wife, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 35 that ay of September , 2023.

Commission expires March 20, 2025

Notary Public

JOLEEN JOHNSON
Official Seal
Notary Public - State of Illinois

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EXHIBIT A

Legal Description:

Lot 1, Brunswick Lanes, an addition to Lake County, Indiana, recorded in Plat Book 116, Page 73, in the Office of the Recorder of Lake County, Indiana.

Tax Parcel No. 45-15-30-151-016.000-013 Common Address of Real Estate: OF CAR 13687 Calumet Avenue, Cedar Lake, Indiana 46303 Asona.
Colling Recorder I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Print Name: Thomas