

NOT AN OFFICIAL DOCUMENT

2/22/2023 10:21 AM
10/05/2023 10:21 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

After recording return to:
Indiana Land Trust Company
9800 Connecticut Drive, Suite B2-900
Crown Point, IN 46307

Deed into Trust

This Indenture Witnesseth that, the Grantor(s) HIDDEN BEACH DESIGN BUILD GROUP,
LLC, BY TONY GLENN, MEMBER/MANAGER

of the County of LAKE and State of Indiana

CONVEYS AND WARRANTS

unto INDIANA LAND TRUST COMPANY, AS TRUSTEE under the provisions of a Trust Agreement dated
JULY 26, 2021 and known as Trust No. 120904, in Lake County, and State of
Indiana, for the sum of zero dollars (\$0.00) the following described Real Estate in the County of
INDIANA and State of Indiana, to wit:

LEGAL DESCRIPTION AS PER EXHIBIT A ATTACHED HERETO

Key No.: SEE EXHIBIT A ATTACHED HERETO

Commonly Known As: SEE EXHIBIT A ATTACHED HERETO

After recording, Mail Tax Statements to: INDIANA LAND TRUST CO., TRUST 120904,
7425 OAK AVENUE, GARY, IN 46403

Address of Grantee: 9800 Connecticut Drive, Suite B2-900, Crown Point, IN 46307

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said
premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 to time, in possession or reversion,
by leases to commence in praesenti or in futuro, 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 purchase 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.

This conveyance is made upon the express understanding and condition that neither Indiana Land Trust
Company individually or as Trustee, nor its 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

86982c inv.

CHICAGO TITLE INSURANCE COMPANY

**CTIC Has made an accomodation
recording of the instrument.**

No Sales Disclosure Needed
Oct 05 2023
By: FGR
Office of the Lake County Assessor

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Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its 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.

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 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.

In Witness Whereof the grantor aforesaid has hereunto set his hand this 15th day of SEPTEMBER, 2023.

Signature _____
Print Name TONY GLENN - MEMBER/MANAGER

OF HIDDEN BEACH DESIGN BUILD GROUP, LLC

Signature _____
Print Name _____

Signature _____
Print Name _____

Signature _____
Print Name _____

STATE OF INDIANA)
COUNTY OF LAKE)

I, OLA MAE CAULEY-JOHNSON, a Notary Public in and said County, in the State aforesaid, do hereby certify HIDDEN BEACH DESIGN BUILD GROUP LLC, BY TONY GLENN, MEMBER/MANAGER

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE ~~HE~~ signed, sealed and delivered of said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and seal this 15th day of SEPTEMBER, 2023

Ola Mae Cauley-Johnson
NOTARY PUBLIC Ola Mae Cauley Johnson

My Commission Expires: 03-18-2023

Resident of LAKE County, Indiana

This instrument was prepared by: TONY GLENN

OLA MAE CAULEY-JOHNSON
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0719258
My Commission Expires March 18, 2027

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.

Tony Glenn
Print Name

* Tony Glenn - Member/Manager
of Hidden Beach Design Build
Group, LLC

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EXHIBIT A

PARCEL 1:

Lots 13, 14 and 15 in Block One (1) in Ridge Subdivision in the City of Gary, as per plat thereof recorded in Plat Book 11, Page 14, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 623-625 Hamilton Street, Gary, IN 46403
Tax No. 45-09-06-409-001.000-004 and 45-09-06-409-023.000-004

PARCEL 2:

Lots 16 and 17 in Block One (1) in Ridge Subdivision in the City of Gary, as per plat thereof recorded in Plat Book 11, Page 14, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 639 Hamilton Street, Gary, IN 46403
Tax No. 45-09-06-409-004.000-004

PARCEL 3:

Lots 18 in Block One (1) in Ridge Subdivision in the City of Gary, as per plat thereof recorded in Plat Book 11, Page 14, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 643-45 Hamilton Street, Gary, IN 46403
Tax No. 45-09-06-409-005.000-004

PARCEL 4:

Lot 22 in Robert Bartletts Marquette Park Estates, as shown in Plat Book 27, Page 29, in Lake County, Indiana.

Commonly known as: Lot 22, 666 Morgan Street, Gary, IN 46403
Tax No. 45-05-32-253-017.000-004

PARCEL 5:

Lot 23 in Robert Bartletts Marquette Park Estates, as shown in Plat Book 27, Page 29, in Lake County, Indiana.

Commonly known as: Lot 23, 666 Morgan Street, Gary, IN 46403
Tax No. 45-05-32-253-017.000-004