

NOT AN OFFICIAL DOCUMENT

2023-539813 STATE OF INDIANA
12/05/2023 09:23 AM LAKE COUNTY
TOTAL FEES: 25.00 FILED FOR RECORD
BY: JAS GINA PIMENTEL
PG #: 2 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail Tax Bills to:

Mr. and Mrs. Richard A. Verkler
9071 Beall Street
Dyer, IN 46311

Grantee Address:

9071 Beall Street
Dyer, IN 46311

Parcel No.

45-10-25-429-008.000-032

DEED INTO TRUST

THIS INDENTURE WITNESSETH that RICHARD A. VERKLER and MARIANNE M. VERKLER, 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 RICHARD A. VERKLER and MARIANNE M. VERKLER, as Trustees of the RICHARD A. VERKLER AND MARIANNE M. VERKLER REVOCABLE TRUST dated December 5, 2023, the following described real estate in Lake County, Indiana, to-wit:

Lot 32 in Trail's Bend Estates, an Addition to Lake County, Indiana, as per plat thereof, recorded in Plat Book 49 page 103, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 9071 Beall Street, Dyer, IN 46311

If either should be unable, refuse or fail for any reason whatsoever to continue to act as Trustee of the trust, then the other shall act as trustee hereunder. 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 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 Trustee 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

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- (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 Trustee 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 Trustee 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed into Trust this 5th day of December, 2023.

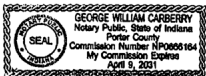
Richard A. Verkler and Marianne M. Verkler have a beneficial interest in the trust described above, will occupy the real estate described above, and meet the requirements of Ind. Code Section 6.1.1-12-17.9 for a trust entitled to deductions.

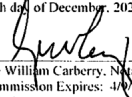

RICHARD A. VERKLER


MARIANNE M. VERKLER

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for the State of Indiana, personally appeared RICHARD A. VERKLER and MARIANNE M. VERKLER, and acknowledged the execution of the foregoing Deed into trust as their voluntary act for the purposes stated therein this 5th day of December, 2023.




George William Carberry, Notary Public
My Commission Expires: 4/09/2021
Commission No. 666164
Resident of Porter 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. George W. Carberry.

This instrument prepared by and please return to: George W. Carberry, Burke Costanza & Carberry L.L.P. 156 S. Washington St., Valparaiso, IN 46383