

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 17 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail Tax Bills to:
Iqbal Singh
1611 Timberwood Lane
Munster, IN 46321

Grantee Address
1611 Timberwood Lane
Munster, IN 46321

Parcel No.
45-07-32-151-002.000-027

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **Iqbal Singh** and **Charanjit Multani** n/k/a Charanjit Kaur, husband and wife, of Lake County, State of Indiana ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and transfer to **Iqbal Singh, as Trustee of the Singh Kaur Revocable Trust**, dated January 15, 2024, all of the Grantor's interest in the following described real estate in the County of Lake, State of Indiana, to-wit:

SEE ATTACHED EXHIBIT A

Commonly known as 1611 Timberwood Lane, Munster, IN 46321.

In the event of the resignation or incapacity of Iqbal Singh, as Trustee, then any other successor Trustee, 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 Trustees and to said Trustees' 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 his/her 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.

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Neither the Trustee nor his 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 set their hand and seal this 15th day of January, 2024.

Iqbal Singh

Charanjit Multani n/k/a Charanjit Kaur

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of January, 2024, personally appeared **Iqbal Singh** and **Charanjit Multani** n/k/a Charanjit Kaur, signed this Deed Into Trust, and acknowledged the execution of it, as the voluntary act and deed of the principal, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have herewith set my hand and official seal the day and year last above written.

My Commission Expires: November 13, 2031
County of Residence: Lake
Commission Number: 674547

Dana Rifai, Notary Public



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. Dana Rifai.

This Instrument prepared by and after recording return to Dana Rifai, Rifai Law Group, P.C., 209 S Main Street, Suite 3, Crown Point, Indiana 46307.

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EXHIBIT A

LOT 2, MEADOWS OF ST. GEORGE SUBDIVISION, UNIT ONE, AND ADDITION TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 80, PAGE 81, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder