

NOT AN OFFICIAL DOCUMENT

3

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-005034
9:16 AM 2024 Feb 1

DEED IN TRUST

Parcel Number: 45-19-04-177-006.000-037

THIS INDENTURE WITNESSETH, that WILLIAM HAYDEN and PATRICIA HAYDEN, do hereby grant, bargain, sell, and convey to:

WILLIAM F. HAYDEN and PATRICIA L. HAYDEN, Trustees, or their successors in trust, under provisions of the HAYDEN LIVING TRUST, dated January 16, 2024 and any amendments thereto for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

LOT 36 IN WEST CREEK ESTATES PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101 PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 15144 Keilman Street Cedar Lake, Indiana 46303

To have and to hold the said real estate with all improvements, upon the trusts, and for the uses and purposes herein and in said Trust Agreement.

The Trustee shall have full power and authority to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession of reversion, by leases to commence in present or in future, and upon any terms and for any period of 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 renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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 or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or by obliged to inquire into the authority, 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 01 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
1811 E
RM

NOT AN OFFICIAL DOCUMENT

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.

This conveyance is made upon the express understanding and condition that neither individually or as Trustee, nor successor or successors in trust shall occur any personal liability or be subjected to any claim, judgment or decree for anything it or his 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 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.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said beneficiary the entire legal and equitable title in fee simple, in and to all of the real estate above described.

This instrument is exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1-1-5.5

IN WITNESS WHEREOF, WILLIAM HAYDEN and PATRICIA HAYDEN have executed this deed this 16th day of January 2024.


WILLIAM HAYDEN


PATRICIA HAYDEN

Deputy of Lake County Recorder

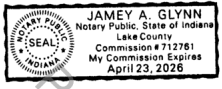
NOT AN OFFICIAL DOCUMENT

ACKNOWLEDGMENT

STATE OF INDIANA)
) ss.
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th day of January 2024 personally appeared WILLIAM HAYDEN and PATRICIA HAYDEN, said persons being over the age of 18 years, who acknowledged and executed the foregoing Deed in Trust as his or her voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



[Handwritten Signature]

Jamey Glynn, Notary Public
Resident of Lake County, Indiana

SEND TAX BILLS TO: GRANTEE
GRANTEE MAILING ADDRESS: The Hayden Living Trust, 15144 Keilman Street, Cedar Lake, Indiana 46303

*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. By: *[Handwritten Signature]* Jamey Glynn, Attorney at Law*

↓
Prepared by:
Jamey Glynn
JOSTES & GLYNN, LLP
13321 Wicker Avenue
Cedar Lake, Indiana 46303
T: 219-232-6112
jglynnjd@gmail.com

Notary Public of Lake County Recorder