

NOT AN OFFICIAL DOCUMENT

2024-10327
02/07/2024 11:57 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

~~MOO~~

2016 016895

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 MAR 21 AM 9:54
MICHAEL B. BROWN
RECORDER
PARCEL NO. 45-12-09-255-006.000-030

Mail Tax Bills To:

(Grantor)
MR. MERRICK E. THOMAE
6418 Madison Street
Merrillville, Indiana 46410

This document is re-recorded for the sole purpose of correcting the legal description contained in the original Deed in Trust dated March 7, 2016 and recorded as Document #2016 016895 on March 21, 2016. The corrected legal description is attached hereto and made a part hereof, marked as Exhibit "A" and inserted by interlineation, and the incorrect legal description has been marked for removal.

DEED IN TRUST

THIS INDENTURE WITNESSETH That MERRICK E. THOMAE and EUNICE FERN DUNNAM, of 6418 Madison Street, Merrillville, Lake County, in the State of Indiana 46410 (Grantors), CONVEY AND WARRANT to MERRICK E. THOMAE, as Trustee, under the provisions of a trust agreement dated March 7, 2016, and known as the MERRICK E. THOMAE TRUST, hereinafter referred to as "said Trustee", of 6418 Madison Street, Merrillville, Lake County, in the State of Indiana 46410 (Grantee), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

~~Part of the Northeast Quarter of Section 9, township 35 North, Range 3 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 9; thence North 90 degrees 00 minutes 00 seconds East, along the South line of the Northeast Quarter of said Section 9, a distance of 1450 feet; thence North 0 degrees 39 minutes 15 seconds West and parallel with the West line of the Northeast Quarter of said Section 9, 9, 25 feet; thence North 14 degrees 57 minutes 24 seconds West 262.21 feet to the point of beginning of the parcel of land about to be described; thence continuing North 14 degrees 57 minutes 34 seconds West 171.52 feet to the Southerly right of way line of the Grand Trunk Railroad; thence South 78 degrees 59 minutes 45 seconds East along the Southerly right of way line of said railroad a distance of 153.53 feet to the centerline of County Road "C", also known as Harrison Street; thence South 40 degrees 43 minutes 00 seconds East along the center line of said street a distance of 100.83 feet; thence South 70 degrees 47 minutes 11 seconds West 180.36 feet to the point of beginning.~~

REMOVED & REPLACED BY ATTACHED CORRECTED LEGAL DESCRIPTION EXHIBIT "A"

~~MOO~~

Commonly known as: (Grantor's Address)
6418 Madison Street
Merrillville, Indiana 46410

011778

This instrument is made for the sole purpose of funding the Living Trust of Grantor, MERRICK E. THOMAE, and is therefore exempt from the disclosure of sales information under State Form 46621, pursuant to I.C. 6-1-1-5.5.

Grantor, MERRICK E. THOMAE, has entered into himself a life estate in the above described real estate.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED
Approved Assessor's Office
By: _____

AMOUNT \$ 20.00
CASH CHARGE
CHECK# 47458
OVERAGE
COPY
NON-CONF
DEPUTY CP

No Sales Disclosure Needed
Feb 01 2024
By: FGR
Office of the Lake County Assessor

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Corrected Legal Description - Exhibit "A"

That part of the Northeast Quarter of Section 9, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows:

Commencing at the Southwest corner of the Northeast quarter of said Section 9, thence North 90 degrees, 00 minutes, 00 seconds East along the South line of said Northeast quarter a distance of 450 feet, thence North 0 degrees, 39 minutes, 15 seconds West and parallel with the West line of said Northeast Quarter, a distance of 25 feet to the point of beginning of the parcel of land herein described, thence North 14 degrees, 57 minutes, 34 seconds West 433.73 feet to the Southerly right of way line of the Grand Trunk Railroad, thence South 78 degrees, 59 minutes, 45 seconds East along the Southerly right of way line of said railroad, a distance of 153.53 feet to the center line of County Road "G", also know as Harrison Street, thence South 40 degrees, 43 minutes 00 seconds East along the center line of said street a distance of 243.35 feet, thence South 77 degrees, 13 minutes, 15 seconds West 204.10 feet, thence South 0 degrees, 39 minutes, 15 seconds East 160 feet to the point of beginning, in Lake County, Indiana.

Lake County Recorder

NOT AN OFFICIAL DOCUMENT

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 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, 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.


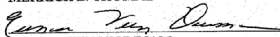
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

My duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

DEED IN TRUST (THOMAE & DUNNAM/MERRICK E. THOMAE TRUST)

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IN WITNESS WHEREOF, the said MERRICK E. THOMAE and EUNICE FERN DUNNAM have hereunto set their hands and seals to this Deed in Trust consisting of three (3) typewritten pages, this page included, on this 7th day of March, 2016.

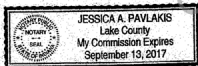

MERRICK E. THOMAE

EUNICE FERN DUNNAM

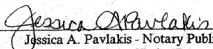
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared MERRICK E. THOMAE and EUNICE FERN DUNNAM and acknowledged the execution of the foregoing Deed in Trust for the uses and purposes herein set forth.

Witness my hand and Notarial Seal this 7th day of March, 2016.

My Commission Expires:
09/13/2017




Jessica A. Pavlakis - Notary Public
Resident of Lake County

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.

Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:
Michael D. Dobosz, Esq. (#14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVIK & SANDOVAL, LLP
2637 - 45th Street
Highland, Indiana 46322
(219) 924-2427

