

# NOT AN OFFICIAL DOCUMENT



GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

**2024-006874**  
3:09 PM 2024 Feb 22

## DEED INTO TRUST

THIS INDENTURE WITNESSETH that **BENCHMARK ENTERPRISES** a/k/a **BENCHMARK ENTERPRISES, INC.** an Indiana corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby **QUITCLAIM** to **GREAT LAKES TRUST COMPANY** as **Trustee for the 022224 Land Trust** dated February 22, 2024, the following described real estate, to wit:

### PARCEL 1:

Lot 1 and the North 5 feet of Lot 2 in Block 4 in a Subdivision of part of the Northeast Quarter of Section 32, Township 37 North, Range 9 West, of the Second Principal Meridian, in the City of East Chicago, as per plat thereof, recorded in Plat Book 2 page 11, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 5002 Olcott Avenue, East Chicago, IN 46312

PIN Number: 45-03-32-204-015.000-024

### PARCEL 2:

Lots 1, 2, 3, 4 and the North 15 feet of Lot 5 in Block 5 in Subdivision of part of the Northeast 1/4 of Section 32, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, as per plat thereof, Recorded in Plat Book 2 Page 11, In the office of the Recorder of Lake County, Indiana.

Commonly known as 5001-09 Olcott Avenue, East Chicago, Indiana 46312

PIN Number: 45-03-32-205-001.000-024

### PARCEL 3:

Lot 24, Block 2, Subdivision of the North 1320 feet of the West 1317.5 feet of the Northeast Quarter of Section 32, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, as shown in Plat Book 2, page 11, in Lake County, Indiana

Commonly known as 4947 Olcott Avenue, East Chicago, Indiana 46312

PIN Number: 45-03-32-202-020.000-024

### PARCEL 4:

Lot 23 in Block 2 in Subdivision of the North 1320 feet of the West 1317.5 feet of the Northeast 1/4 Section 32, Township 37 North, Range 9 West of the 2nd Principal

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 22 2024

PEGGY HOUNGA KATONA  
LAKE COUNTY AUDITOR

25 -  
11960 RR

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Meridian, in the City of East Chicago, as per Plat thereof, recorded in Plat Book 2, page 11, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4945 Olcott Avenue, East Chicago, Indiana 46312

PIN Number: 45-03-32-202-019.000-024

## PARCEL 5:

Lots 29, Block 20, subdivision of part of the East 4/7ths of the Southwest Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, lying South of Chicago Avenue, except the East 201 feet thereof, in the City of East Chicago, as shown in Plat Book 2, page 15, in Lake County, Indiana.

Commonly known as 4858 Magoun Avenue, East Chicago, Indiana 46312

PIN Number: 45-03-29-383-048.000-024

Mail Tax Statements: Joel Markovich, 5001 Olcott Avenue, East Chicago, Indiana 46312

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

The said Trustee shall have full power and authority to improve, manage, protect, and subdivide the real estate from time to time forming a part of the trust estate, to dedicate parks, streets, highways or alleys and to vacate any subdivision or parts thereof, and to re-subdivide 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 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, and to renew or extend leases upon any terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, and to consent to the assignment of leases, 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 said property or exchange it, 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 property or any part thereof, to purchase or hold real estate, improved or unimproved, or any reversion in real estate subject to lease, 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.

In no case shall any party dealing with the Trustee in relation to such property, or to whom such property 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 property, or be obliged to see that the provisions or 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 the Trust; and every 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

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created by this instrument and 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 said Trust Agreement and this instrument, or any such amendment to said Trust Agreement, and binding upon all beneficiaries thereunder, and (c) that said Trustee was duly appointed and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

IN WITNESS WHEREOF, the said **BENCHMARK ENTERPRISES a/k/a BENCHMARK ENTERPRISES, INC.** has caused this Deed to be signed by its duly authorized officer on this Thursday, February 22, 2024.

**BENCHMARK ENTERPRISES a/k/a BENCHMARK ENTERPRISES, INC.**


By:   
KAREN S. MARICH  
Managing Member and Chief Financial Officer

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, KAREN S. MARICH in the capacity of Managing Member and Chief Financial Officer of BENCHMARK ENTERPRISES a/k/a BENCHMARK ENTERPRISES, INC., personally known to me to be the same person whose name is subscribed to the foregoing Instrument, and acknowledged that he/she signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this Thursday, February 22, 2024.

Signed:  2/22/2024  
(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

This instrument prepared by:  
Jonathan Petersen (26893-45)  
Law Office of Jonathan D. Petersen  
1544 45<sup>th</sup> Avenue, Suite 3  
Munster, IN 46321  
219-803-4550

