DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

03/01 202 22:50 PM VI ED FOR ECORD PUTAL SEE: 55.00 VI ED FOR ECORD BY: JAS GINA PIMENTEL RECORDER

PG #: 3 RECOR

TRUSTEE'S DEED INTO TRUST

Return deed to: Indiana Land Trust Company 9800 Connecticut Dr., Ste. B2-900 Crown Point, IN 46307

This Indenture Witnesseth THAT THE GRANTOR

Indiana Land Trust Company, formerly known as Lake County Trust Company, Successor Trustee to Centier Bank, Successor Trustee to First Bank of Whiting, Successor Trustee to First National Bank of Crown Point, as Trustee under the terms and provisions of a Trust Agreement dated September 11, 1978 and known as Trust No. 0127, also known as Trust No. 53-0127, of the County of Lake, State of Indiana, does hereby grant, bargain, sell and conveys unto:

Indiana Land Trust Company, as Trustee under the terms and provisions of a Trust Agreement dated September 6, 2019 and known as Trust No. 120668 of the County of Lake, State of Indiana,

for the sum of Ten dollars (\$10.00) the following described real estate in the County of Lake, and State of Indiana, to-wit:

LEGAL DESCRIPTION AS PER EXHIBIT A ATTACHED

Key No.: 45-11-16-251-003.000-036 AND 45-11-16-251-004.000-036

Commonly known as: 1806 ROBINHOOD BOULEVARD, SCHERERVILLE, IN 46375

Mail future tax bills to: INDIANA LAND TRUST COMPANY, TRUST 120668, 9800 CONNECTICUT DRIVE, SUITE B2-900, CROWN POINT, IN 463207

Address of Grantee: 9800 Connecticut Dr., Ste. B2-900, Crown Point, IN 46307

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 convey said premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to ommence in praesenti or in futuro, and upon any terms and for any period or 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 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 or to exchange said property, 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 premises or any part thereof, 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.

This conveyance is made upon the express understanding and condition that neither Lake County Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or ormit to do in or about the said real estate or under the provisions of the 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

> 24-506 3 HOLD FOR MERIDIAN TITLE CORE

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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

except only so far as the trust property and the 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 fling for record of this Deed.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof 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 premises, or be obliged to see that the terms of this trust have been complied with, or be obliged 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 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 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 thereighder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage 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, nights, powers, duthorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiarly 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 beneficiarly 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.

IN WITNESS WHEREOF, the said INDIANA LAND TRUST COMPANY, as Trustee, by Vicky L. Bostick, as Trust Officer has hereunto set its hand this 1st day of April, 2024.

INDIANA LAND TRUST COMPANY, as Trustee as aforesaid,

By: Vicky L. Bostick, Trust Officer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicky L. Bostick, Trust Officer of the INDIANA LAND TRUST COMPANY, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as her free and voluntary act, acting for such corporation, as Trustee.

Witness my hand and seal this 1st day of April, 2024.

OLA MAE CAULEY-JOHNSON
Notary Public - Seal
Lake County - State of Indian
Commission Number NP0719258
My Commission Expires March 18, 2027

Ola Mae Cauley-Johnson, Notary Public Lake County, Indiana Resident

Commission expires: 03/18/2027 This instrument was prepared by Vicky L. Bostick

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Vicky L. Bostick

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Parcel I:

all in the Town of Schere ville, Lake County, Indiana.

All of Outlot "M" and that part of Lot 12 described as beginning at the Southwest corner of said Lot 12; thence North 25 degrees 04 minutes 23 seconds East along the Northwesterly line of said Lot 12 a distance of 195.0 feet to the Northwest corner thereof; thence Southeasterly along the Northeasterly line of Lot 12 a distance of 232.03 to the Northwest corner thereof; thence Southeasterly along the Northeasterly line of Lot 12 a clistance of 232.03 South 28 degrees 36 minutes 27.5 seconds West a distance of 195.0 feet to a point on the Southwesterly line of Lot 12; thence Northwesterly along the Southwesterly line of Lot 12 a distance of 220.0 feet as measured along the arc of a curve concave to the Southwest and having a radius of 556.0 feet to the point of beginning, all in Sherwood Forest 18th Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 47, Page 155. in the Office of the Recorder of Lake County, Indiana.

Parcel II, Together with an Easement for Ingress and Egress over the following:
A parcel situated in Lot 12, in Sherwood Forest 18th Addition to the Town of Schererville, as shown in Plat Book
47 page 152, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows.
Beginning at the Northeast corner of said Lot 12; thence South 32*21*27* West along the Easterly line of said Lot
12; 156.00 feet to the Point of Beginning; thence North 58*2400* West, 100.00 feet; thence North 32*22*143**
West, 16.79 feet; thence North 32*21*24** East, 130.00 feet; thence North 60*15*00* West, 116.91 feet, to the East line of the West, half of said Lot 12; thence South 28*36*31* West along said line, 30.01 feet; thence South
50*15*00** Egst 84*92 feet; thence South 32*21*24** West, 118.49 feet; thence North 61*15*00** West, 77.16 feet to the East line; thence South 58*5*6*10** East, 150.00 feet, to the East line of the Westerly right of way line of
Robin Hod Boulevard, thence a distance of 18.20 feet as measured along the Arc of a curve concave to the
Southeast and having a radius of 282.35 feet; thence North 32*212*4** East, 11.81 feet to the Point of Beginning.

St. rev.

Tigs of 252, 35 feet; thence North 32 212.

Tigs, Lake County, Indiana.