

2024-510135
04/02/2024 12:50 PM
TOTAL FEE: \$5.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

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 commence 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 omit 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

24-5063

HOLD FOR MERIDIAN TITLE CORP

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Parcel I:

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 feet as measured along the arc of a curve concave to the Southwest and having a radius of 3761.20 feet, thence 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 3566.20 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 152, 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°54'00" West, 100.00 feet; thence North 22°24'13" 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 26°36'31" West along said line, 30.01 feet; thence South 60°15'00" East 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 28°36'31" West along said line, 20.00 feet; thence South 61°15'00" East, 69.59 feet; thence South 58°54'00" East, 150.00 feet, to the East line of said lot 12 and the Westerly right of way line of Robin Hoof 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 252.35 feet; thence North 32°21'24" East, 11.81 feet to the Point of Beginning, all in the Town of Schererville, Lake County, Indiana.

County of Lake County Recorder