

NOT AN OFFICIAL DOCUMENT

2024-505964
02/27/2024 02:14 PM
TOTAL FEES: 25.00
BY: SP
PG #: 5
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

2024-510163
04/07/2024 10:24 PM
TOTAL FEES: 25.00
BY: JMS
PG #: 6
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 29 2022 cR
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-513169
03/29/2022 10:34 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

After recording return to:
Indiana Land Trust Company
9600 Connecticut Drive, Suite B2-000
Crown Point, IN 46307

Deed Into Trust

This indenture Witnesseth that, the Grantor(s) Tayseer M. Ibrahim

of the County of Lake and State of Indiana

CONVEYS AND WARRANTS

into INDIANA LAND TRUST COMPANY, AS TRUSTEE under the provisions of a Trust Agreement dated December 3, 2021 and known as Trust No. 120942, in Lake County, and State of Indiana, for the sum of zero dollars (\$0.00) the following described Real Estate in the County of Lake and State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Key No.: 45-09-30-126-004,000--018

Commonly Known As: 1111 West 37th Avenue, Hobart, Indiana 46342

After recording, Mail Tax Statements to: Indiana Land Trust Company
9800 Connecticut Drive, Suite B2-000, Crown Point, IN 46307

Address of Grantee: 9800 Connecticut Drive, Suite B2-000, 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 execute any subdivision or part thereof, and to resubdivide said property as often as deemed, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, in 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 lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 lease 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 encumbrance 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 Indiana Land 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 in 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 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

86558c inv.

CTIC Has made an accommodation
recording of the in

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

No Sales Disclosure Needed
Mar 26 2022
By: PGR
Office of the Lake County Assessor

CHICAGO TITLE INSURANCE COMPANY
* This deed being re-recorded to correct legal.

Sun
This deed being re-recorded to correct legal.

NOT AN OFFICIAL DOCUMENT

2022-513169
03/29/2022 10:34 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 29 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

After recording return to:
Indiana Land Trust Company
9800 Connecticut Drive, Suite B2-900
Crown Point, IN 46307

Deed into Trust

This Indenture Witnesseth that, the Grantor(s) Tayseer M. Ibrahim

of the County of Lake and State of Indiana

CONVEYS AND WARRANTS

unto INDIANA LAND TRUST COMPANY, AS TRUSTEE under the provisions of a Trust Agreement dated December 1, 2021 and known as Trust No. 120942, in Lake County, and State of Indiana, for the sum of zero dollars (\$0.00) the following described Real Estate in the County of Lake and State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Key No.: 45-09-30-126-004.000-018

Commonly Known As: 1111 West 37th Avenue, Hobart, Indiana 46342

After recording, ~~Mail Tax Statements~~ to: Indiana Land Trust Company
9800 Connecticut Drive, Suite B2-900, Crown Point, IN 46307

Address of Grantee: 9800 Connecticut Drive, Suite 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 lease to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 conditions 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 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 Indiana Land 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 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

86558c inv.

CTIC Has made an accomodation
recording of the instrument.

No Sales Disclosure Needed
Mar 29 2022
By: FGR
Office of the Lake County Assessor

CHICAGO TITLE INSURANCE COMPANY
but * This deed being re-recorded to correct legal.

NOT AN OFFICIAL DOCUMENT

Trust Agreement as their attorney-in-fact, heretby 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.

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 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, 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 thereunder, (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, 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand this 1ST day of December, 2021.

Signature Tayseer M. Ibrahim
Print Name Tayseer M. Ibrahim

Signature _____
Print Name _____

Signature _____
Print Name _____

Signature _____
Print Name _____

STATE OF Illinois
COUNTY OF Cook

I, Mosa Elmosa, a Notary Public in and said County, in the State aforesaid, do hereby certify Tayseer Ibrahim

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 1st day of December, 2021.

Mosa Elmosa
NOTARY PUBLIC Mosa Elmosa

My Commission Expires: 01-23-23

Resident of COOK County, Illinois



This instrument was prepared by: Mosa Elmosa, 11140 S. Harlem Ave., Worth, IL 60482

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.

MOSA ELMOSA
Print Name

X Tayseer M. Ibrahim

NOT AN OFFICIAL DOCUMENT

~~Exhibit A~~

PROPERTY ADDRESS: 1111 WEST 37TH AVENUE, HOBART, INDIANA 46342
PIN TAX# 45-09-30-126-004.000 -818

PART OF THE NEW $\frac{1}{4}$ OF THE N/E $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND E.M., IN LAKE COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE AND COLORADO STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 214.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 58 MINUTES 34 SECONDS EAST, 63.98 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 25.000 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 26 SECONDS WEST 50.00 FEET; THENCE 89 DEGREES 58 MINUTES 34 SECONDS EAST, 46.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 26 SECONDS WEST, 124.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 84.98 FEET TO THE POINT OF BEGINNING.

See Exhibit A²⁰¹⁷

Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

PART OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE AND THE EAST RIGHT-OF-WAY LINE OF COLORADO STREET; THENCE SOUTH 90°00'00" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 214.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'26" EAST, 381.73 FEET; THENCE SOUTH 89°58'34" EAST, 63.98 FEET; THENCE SOUTH 00°01'26" WEST, 207.21 FEET; THENCE NORTH 89°58'34" WEST, 25.00 FEET; THENCE SOUTH 00°01'26" WEST, 50.00 FEET; THENCE SOUTH 89°58'34" EAST, 46.00 FEET; THENCE SOUTH 00°01'26" WEST, 124.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 84.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.592 ACRES, MORE OR LESS.

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE AND COLORADO STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 214.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 58 MINUTES 34 SECONDS EAST, 63.98 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 25.000 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 26 SECONDS WEST 50.00 FEET; THENCE 89 DEGREES 58 MINUTES 34 SECONDS EAST, 46.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 26 SECONDS WEST, 124.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 84.98 FEET TO THE POINT OF BEGINNING.

VESTING DEED: 2012-021-67 AND 2022-513169

Property address: 1111 West 37th Avenue, Hobart, IN 46342
Tax Number: 45-09-30-126-004.000-018

NOT AN OFFICIAL DOCUMENT



Gina Pimentel
Recorder of Deeds
Lake County Indiana
2293 North Main Street
Crown Point, IN 46307
219-755-3730

Certification Letter

State of Indiana)
County of Lake) SS

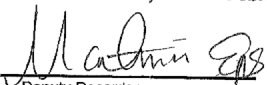
This is to certify that I, Gina Pimentel, Recorder of Deeds of Lake County, Indiana am the custodian of the records of this office, and that the foregoing is a full, true and complete copy of a

DEED

as recorded as **2022-513169 03/29/23**

as this said document was present for the recordation when **REGINA M PIMENTEL**
was Recorder at the time of filing of said document

Dated this **1ST** day of **February** **2024**


Deputy Recorder



Regina M. Pimentel, Recorder of Deeds
Lake County Indiana

Form # 0023 Revised 5/2002