

20:4-31-528  
04/30/24 12:44 PM  
TOTAL FEES: 25.00  
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 30 2024 BDD

PEGGY HOLINGA-KATONA  
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) JASON RANDALL MANN AND  
SHEILA R. MANN, HUSBAND AND WIFE

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  
APRIL 16, 2024 and known as Trust No. 123101, 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:

LEGAL DESCRIPTION AS PER EXHIBIT A ATTACHED

Key No.: 45-13-05-276-007.000-018

Commonly Known As: 1306 S. HOBART ROAD, HOBART, IN 46342

After recording, Mail Tax Statements to: TRUST 123101, 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 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 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

# NOT AN OFFICIAL DOCUMENT

Trust Agreement as their attorney-in-fact, hereby 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 29<sup>th</sup> day of APRIL, 2024.

X [Signature]  
Signature  
Print Name JASON RANDALL MANN

X [Signature]  
Signature  
Print Name SHEILA R. MANN

Signature  
Print Name

Signature  
Print Name

STATE OF INDIANA )  
COUNTY OF LAKE )

I, OLA MAE CAULEY JOHNSON, a Notary Public in and said County, in the State aforesaid, do hereby certify JASON RANDALL MANN AND SHEILA R. MANN, HUSBAND AND WIFE

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 THEY signed, sealed and delivered of 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 29<sup>th</sup> day of APRIL, 2024

[Signature]  
NOTARY PUBLIC Ola Mae Cauley Johnson

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

My Commission Expires: 03-18-2027

Resident of LAKE County, Indiana

This instrument was prepared by: Jason Randall Mann

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.

[Signature]  
Print Name

\* Jason Randall Mann and Sheila R. Mann, Husband and wife (B)

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

All that certain lot or parcel of land situated in the County of Lake, State of Indiana, and being more particularly described as follows:

Part of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 35 North, Range 7 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, more particularly described as follows: Beginning at the Northeast corner of the said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5; thence South on the East line of the said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5 a distance of 250 feet; thence West parallel with the North line of said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section a distance of 200 feet; thence North and parallel with the East line of said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5 a distance of 250 feet to the North line of said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5; thence East on the North line of said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5 a distance of 200 feet to the place of beginning.

Commonly known as 1306 S. Hobart Road, Hobart, IN 46342  
Parcel No. 45-13-05-276-007.000-018

County of Lake County Recorder