

JUN 21 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DEED INTO TRUST

THIS INDENTURE WITNESSETH, that Anthony J. Frabotta and Maryellyn Frabotta, husband and wife, ("GRANTORS") of Lake County in the State of Indiana, conveys and warrants to Anthony J. Frabotta and Maryellyn Frabotta, Trustees of the *Frabotta 2024 Joint Revocable Trust*, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Legally described as: LOT 14 IN PINE HILL ESTATES, UNIT 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89 PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY.

Parcel Number: 45-11-21-403-014.000-036
Common address: 2909 Bristlecone Drive, Schererville, IN 46375

MAIL TAX BILLS: 2909 Bristlecone Drive, Schererville, IN 46375



Anthony J. Frabotta and Maryellyn Frabotta have a beneficial interest in the Trust described above and will occupy the real estate described above for a Trust entitled to deductions.

In the event of the death, resignation or incapacity of Anthony J. Frabotta and Maryellyn Frabotta then the successor Trustee(s) shall become, without any further act, deed or conveyance, vested with all the title, right and interest in and to the real estate herein described. Full power and authority are hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustees in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustees in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

25
6182
LK

NOT AN OFFICIAL DOCUMENT

- a. That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- b. That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- c. That the Trustees or their successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- d. If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustees in the absence, death or inability to act on the part of such Trustees, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

Dated this 7th day of June, 2024.



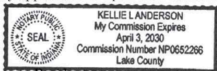
Anthony J. Frabotta, Grantor



Maryellyn Frabotta, Grantor

STATE OF INDIANA, COUNTY OF LAKE SS:

Subscribed and sworn before me by Anthony J. Frabotta and Maryellyn Frabotta, who personally appeared and upon their oath executed this document before me this 7th day of June, 2024.



Lake County Resident
My Commission Expires on 4/3/2030



Kellie L. Anderson, Notary Public

Prepared by:
Geoffrey G. Giorgi, GIORGI & BEBEKOSKI, LLC
1401 East Greenwood Avenue, Suite 100
Crown Point, IN 46307

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.