

# NOT AN OFFICIAL DOCUMENT

2025-07-31 08:00 AM  
08/02/2024 0:01 AM  
TOTAL FEES: 15.00

STATE OF INDIANA  
LAKE COUNTY  
OFFICE OF THE RECORDER  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

## DEED INTO TRUST

THIS INDENTURE WITNESSETH that **MARIO HECTOR GOMEZ**, of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to **MARIO HECTOR GOMEZ, AS TRUSTEE OF THE MARIO HECTOR GOMEZ 2024 TRUST DATED JULY 31, 2024**, the following described real estate in Lake County, Indiana, to-wit:

PART OF BLOCK 6 IN PARK PLACE, AN ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83 PAGE 82 AND AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 84 PAGE 34, AND FURTHER AMENDED BY 2<sup>ND</sup> PLAT OF CORRECTION RECORDED IN PLAT BOOK 85 PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF CURVE OF A 25 FOOT RADIUS CURVE, CONVEX TO THE NORTHWEST, HAVING AN ARC DISTANCE OF 44.40 FEET, SAID POINT OF CURVE ALSO BEING ON THE NORTH LINE OF SAID BLOCK 6; THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 118.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 30 SECONDS EAST A DISTANCE OF 80.86 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 6; THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 30 SECONDS WEST A DISTANCE OF 80.86 FEET TO THE POINT OF BEGINNING.

commonly known as: 2896 Cambridge Way, Highland, Indiana 46322  
Parcel No.: 45-07-21-454-007.000-026  
Mail tax bills to: 2896 Cambridge Way, Highland, Indiana 46322  
Grantee's address &

*Mario Hector Gomez has a beneficial interest in the trust described above, will occupy the real estate described above, and meets the requirements of Indiana Code 6-1.1-12-17.9 for a trust entitled to deductions.*

(File: 02923776.DOC)

No Sales Disclosure Needed  
Aug 02 2024  
By: JF  
Office of the Lake County Assessor

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In the event of the death, resignation, or incapacity of Mario Hector Gomez as Trustee, or he ceases to be Trustee for any reason, 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 is 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 Trustee 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 Trustee, 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 Trustee 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:

- (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 Trustee or his 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 Trustee nor his 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 Trustee in the absence, death, or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

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IN WITNESS WHEREOF, the Grantor has executed this Deed into Trust this 31 day of July, 2024.

  
MARIO HECTOR GOMEZ

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF LAKE            )

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared Mario Hector Gomez and executed the instrument as a free and voluntary act for the uses and purposes named in the instrument this 31 day of July, 2024.



  
Notary Public Signature  
Commissioned in Lake County, Indiana

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Victor H. Prasco

This Instrument prepared by:       Victor H. Prasco, Burke Costanza & Carberry LLP  
9191 Broadway, Merrillville, IN 46410