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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-021529

8:48 AM 2024 Aug 16

Mail Tax Bills To:

PARCEL NO. 45-11-28-427-001.000-035

(Grantee)

MR. & MRS. ZIVADIN MARJANOVICH
8915 Parkside Lane
St. John, Indiana 46373

DEED IN TRUST

THIS INDENTURE WITNESSETH That ZIVADIN MARJANOVICH and JELA MARJANOVICH, husband and wife, of 8915 Parkside Lane, St. John, Lake County, in the State of Indiana (Grantor), CONVEY AND WARRANT to ZIVADIN MARJANOVICH and JELA MARJANOVICH, as Co-Trustees of the MARJANOVICH FAMILY TRUST dated August 7, 2024, hereinafter referred to as "said Trustee", of 8915 Parkside Lane, St. John, Lake County, in the State of Indiana (Grantee), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 240 in Lake Hills Resubdivision - Unit 1, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 96, page 40, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: (Grantees' Address)
8915 Parkside Lane
St. John, Indiana 46373

This instrument is made for the sole purpose of funding the Grantors' Living Trust and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.

The Grantors herein reserve unto themselves a life estate in the above described real estate.

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be deemed to see that the terms of this trust have been



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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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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, 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 or other instrument:

A. That at the time of the delivery thereof of 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, 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.

Our duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

IN WITNESS WHEREOF, the said ZIVADIN MARJANOVICH and JELA MARJANOVICH, husband and wife, have hereunto set their hands and seals to this Deed in Trust consisting of three (3) typewritten pages, this page included, on this 7th day of August, 2024.



ZIVADIN MARJANOVICH

Jela Marjanovich

JELA MARJANOVICH

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

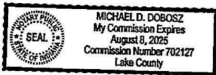
Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared ZIVADIN MARJANOVICH and JELA MARJANOVICH, husband and wife, and acknowledged the execution of the foregoing Deed in Trust for the uses and purposes herein set forth.

Witness my hand and Notarial Seal this 7th day of August, 2024.

My Commission Expires: 08/08/2025
My Commission Number: 702127

Michael D. Dobosz

Michael D. Dobosz - Notary Public
Resident of Lake County



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.
Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:
Michael D. Dobosz, Esq. (#14539-45)
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