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GINA PIMENTEL
RECORDER

2024-028823

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

10:25 AM 2024 Sep 25

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MAIL TAX BILLS TO:
14232 Rocklin Street
Cedar Lake, IN 46303

Parcel No.: 45-15-35-203-015-000-043

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, **Francis Harrison, Jr. and Mary L. Harrison, Husband and Wife, owners in Fee Simple Absolute**, of Lake County, Indiana, for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants an undivided interest to the **MARY L. HARRISON AND FRANCIS A. HARRISON, JR. LIVING TRUST DATED SEPTEMBER 20, 2024**, the following described real estate in Lake County, Indiana, to-wit:

THE NORTH 47.50 FEET OF LOT 24 IN THE WOODS OF CEDAR CREEK, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100 PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 14232 ROCKLIN STREET, CEDAR LAKE, IN 46303

GRANTORS, FRANCIS A. HARRISON, JR. AND MARY L. HARRISON, HAVE 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.

To have and to hold the said real estate with all improvements, upon the trusts, and for the uses and purposes set forth herein and in the Trust Agreement.

The Trustees shall have full power and authority to the Trustees to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the real estate 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 the real estate or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 78 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 renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, 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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



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appurtenant to the real estate or any part thereof, and to deal with the real estate 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.

In no case shall any party dealing with the Trustees or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, or any successor in trust, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, 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, mortgage, lease or other instrument executed by the Trustees, or any successor in trust in relation to the 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 the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that the Trustees, or any successor in trust, 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 the 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, them or their predecessors in trust.

The conveyance is made upon the express understanding and condition that **Francis Harrison, Jr. and Mary L. Harrison**, and as Trustees, their Successor and Successors in Trust shall not incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this deed or the Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any Contract obligation or indebtedness incurred or entered into by the then beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustees, in his own name, as Trustee of an express trust and not individually, and the Trustees 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 Trustees shall be applicable for the payment and discharge thereof; persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of filing for record of this deed. The interest of each and every beneficiary hereunder and under the Trust Agreement 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 any other disposition of the 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 the real estate as such, but only an interest in the earnings, avails and proceeds thereof

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as aforesaid, the intention hereof being to vest in **Francis Harrison, Jr. and Mary L. Harrison**, all as Trustees, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

In the event **Francis Harrison, Jr. and Mary L. Harrison**, are unable or refuse to act as Trustee, for any reason, **Sarah E. Sanchez and Elena Carol Box** shall serve as Trustee(s). If **Sarah E. Sanchez** is unable or refuses to act as Trustee, for any reason, **Elena Carol Box** shall serve as the sole Trustee. If **Elena Carol Box** is unable or refuses to act as Trustee, for any reason, **Sarah E. Sanchez** shall serve as the sole Trustee.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the 20 day of September, 2024.

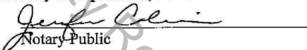

Francis Harrison, Jr.


Mary L. Harrison

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

I, a Notary Public in and for said County and State, do hereby certify that **Francis Harrison, Jr. and Mary L. Harrison**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the transfer of title, as therein set forth.

Given under my hand and official seal this 20 day of September, 2024.


Notary Public

