

7/21/2024 5:22:09 PM
9/23/2024 09:21 AM
TOTAL FES: \$5.00
BY: MA
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

For recorder's use only

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the GRANTOR, Branka Milutinovich an unmarried woman, of Munster, Lake County, Indiana, for and in consideration of ten dollars, and other valuable consideration in hand paid, conveys and quitclaims to **Branka Milutinovich, as Trustee of the Branka M Trust**, of 900 Camelia Drive, #6, Munster, IN 46321, all interest in the following described Real Estate, to-wit:

Apartment 6, in Englewood Condominium, a horizontal property regime, as per Declaration recorded May 1, 1979 as Document Nos. 526565 and 526566 and all subsequent amendments thereto including, but not limited to, in the Recorder's Office of Lake County, Indiana, together with its undivided percentage interest in the common elements.

Parcel Number: **18 - 28 - 461 - 6**

Address: **900 Camelia Drive, #6, Munster, IN 46321**

situated in the County of Lake, in the State of Indiana, to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in

NOT AN OFFICIAL DOCUMENT

full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

In Witness Whereof, the Grantor(s) aforesaid has hereunto set her hand and seal on

9-23-2024.

Branka Milutinovich
Branka Milutinovich

STATE OF INDIANA)

COUNTY OF LAKE)

I, Nicole Turpin, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that **Branka Milutinovich**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, on September 23, 2024.



Nicole Turpin
Notary Public

My commission expires: 3/10/25

Mail future tax bills to: Branka M Trust, 900 Camelia Drive, #6, Munster, IN 46321

This instrument was prepared by Dana Zivkovich, Esq., 1906 Hart St., Dyer, IN 46311.

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. _____ Dana Zivkovich

Mail this recorded instrument to Dana Zivkovich, Esq., 1906 Hart St., Dyer, IN 46311.