

2024-36688
10/25/2024 02:51 PM
TOTAL FEES: 25.00
BY: MA
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

RECORDED AS PRESENTED

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **DAWN M. OREL A/K/A DAWN OREL**, 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, convey and warrant to **DAWN M. OREL, AS TRUSTEE OF THE DAWN M. OREL 2024 TRUST DATED OCTOBER 25, 2024**, the following described real estate in Lake County, Indiana, to-wit:

Unit No. 2A, in Building No. 11 in White Oak Woods Condominiums, a Horizontal Property Regime, established under the Declaration of Condominium recorded as Document No. 2001 084318, also filed in Plat Book 90 page 96, and as Document No. 2001 084319 under the date of October 18, 2001, as amended by the First Amendment to the Declaration recorded January 30, 2002 as Document No. 2002 010349, as amended by Second Amendment to the Declaration recorded August 20, 2002 as Document No. 2002 074431, as amended by the Third Amendment to the Declaration recorded October 16, 2002 as Document No. 2002 093056, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the common elements appertaining thereto.

Commonly known as: 1641 White Oak Circle, Unit 2A, Munster, Indiana 46321
Parcel No. 45-07-32-352-125.000-027

Grantee Address & Mail Tax Bills To: 1641 White Oak Circle, Unit 2A, Munster, Indiana 46321

Dawn M. Orel 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 intended to deductions.

In the event of the death, resignation, or incapacity of Dawn M. Orel as Trustee, or she 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.

(File: 02960674.DOC)

NOT AN OFFICIAL DOCUMENT

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 her 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 her 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed into Trust this 25th day of October, 2024.



DAWN M. OREL A/K/A DAWN OREL

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared Dawn M. Orel a/k/a Dawn Orel and executed the instrument as a free and voluntary act for the uses and purposes named in the instrument this 25 day of October, 2024.



A handwritten signature in black ink, appearing to read 'Victor H. Prasco', written over a horizontal line.

Notary Public Signature
Commissioned in Lake County, Indiana

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. Victor H. Prasco

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