

41039

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND SHOULD BE DONE BY A LAWYER.

WARRANTY DEED Document is

This indenture witnesseth that JAMES J. FATTORE and SUE M. FATTORE, husband and wife,

This Document is the property of the Lake County Recorder!

of Lake County in the State of Indiana

Conveys and warrants to MIRKO GROS and ZORA GROS, husband and wife, as tenants by the entireties;

of Lake County in the State of Indiana for and in consideration of ten (\$10.00) dollars and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 25 in Block 3 in Meadowdale Subdivision, as per plat thereof, recorded in Plat Book 31 page 52, in the Office of the Recorder of Lake County, Indiana.

Subject to the taxes for 1969 due and payable in 1970 and thereafter.

Subject to all covenants, easements, building lines, zoning ordinances and restrictions of record, if any.

Subject to a Mortgage for \$17,000.00 from James J. Fattore and Sue Marlin Fattore, husband and wife, to Gary National Bank, dated January 26, 1962 and recorded September 11, 1962 in Mortgage Record 1428 page 97 and assigned by Gary National Bank, to The Midland Mutual Life Insurance Company Columbus, Ohio, by assignment dated September 26, 1962 and recorded October 2, 1962 in Mortgage Record 1431 page 130, and having an unpaid principal balance of \$14,333.14 which unpaid principal balance the Grantees herein promise and agree to pay.

DULY ENTERED FOR TAXATION

DEC - 5 1969

VALUATION AFFIDAVIT FILED

AUDITOR, LAKE COUNTY

State of Indiana, Lake County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of November 19 69, personally appeared: JAMES J. FATTORE and SUE M. FATTORE, husband and wife;

Dated this 27 Day of November 19 69

James J. Fattore Seal James J. Fattore Sue M. Fattore Seal Sue M. Fattore Seal

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD Seal

Dec 5 2 00 PM '69 Seal

ANDREW J. NICERIO RECORDER Seal

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 7 19 70

Philip McFarland Notary Public

This instrument was prepared by Attorney William F. Kane, Jr. 115 W. 5th Avenue Gary, Indiana Member of Gary and Indiana Bar Association

55-2269

PIONEER NAT'L TITLE INS. CO.