

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 MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to: **767598**

9429 Forest Dr.  
Highland, Indiana 46322

# WARRANTY DEED

CHICAGO TITLE INSURANCE COMPANY

**This indenture witnesseth that** JAMES GREGORY KATZ and GAIL B. KATZ  
Husband and Wife

of Lake County in the State of Indiana

**Convey and warrant to** KIMBERLY S. KOTECKI and STEPHEN JOHN COSTA  
tenants in common

of Lake County in the State of Indiana  
for and in consideration of Ten Dollars and other good and valuable considerations  
the receipt whereof is hereby acknowledged, the following Real Estate in Lake County  
in the State of Indiana, to wit:

*Key # 27-328-28*

Lot 28, Block 10, Ellendale 3rd Addition to the Town of Highland, as shown in Plat Book 34, page 94, in AUG 3 1984  
Lake County, Indiana

**DULY ENTERED FOR TAXATION**

*Lacie O. [Signature]*  
AUDITOR LAKE COUNTY

Subject to:

1. 1983 Real Estate Taxes payable in 1984.
2. Easements, covenants and restrictions of record.
3. The present first mortgage loan of Sellers which Buyers hereby assume and agree to pay as a part of the consideration for this deed and that in the event of default by Buyers under said mortgage that Seller shall have a lien upon said real estate in the amount of the unpaid mortgage balance at the time of default, costs, attorneys fees and other expenses incurred by Seller, which may be foreclosed by Seller.
4. Grantee hereby assumes and agrees to pay the unpaid balance on the existing mortgage, the debt secured thereby and also hereby assumes the obligations of James Gregory Katz and Gayle B. Katz under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

State of Indiana, LAKE County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of July 19 84  
personally appeared

JAMES GREGORY KATZ and  
GAIL B. KATZ, Husband and Wife

Dated this 30th Day of July 19 84

*[Signature]* Seal  
JAMES GREGORY KATZ

*[Signature]* Seal  
GAIL B. KATZ

*[Signature]* Seal

*[Signature]* Seal

*[Signature]* 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 4-18 19 87

*[Signature]*  
Arlyne K. Royal Notary Public

Resident of Lake County.

This instrument prepared by JAMES E. MCHIE 53 Muenich Court, Hammond, IN 46320 at Law

000167