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CP 419929.30  
1-4682  
Margaretten & Co, Inc.

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: **854618**

Tax Key No.: 34-117-3

Margaretten & Co.  
500 West Lincoln Highway  
Merrillville, IN 46410

# WARRANTY DEED

This indenture witnesseth that **ANDREW KALINA, III,**

of Lake County in the State of Indiana,  
also known as Dean A. Groom  
**Convey and warrant to** DEAN ALAN GROOM /and VERONICA GROOM, also known as  
husband and wife, Veronica Rochelle Groom

of Lake County in the State of Indiana,  
for and in consideration of Ten Dollars (\$10) 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:

The Northerly 5 feet of Lot 29 and all of Lots 30 and 31, Block 12, Hoffman's 3rd. Addition, to the City of Hammond, as shown in Plat Book 1, page 99, in Lake County, Indiana.

#34-117-33

**THIS DEED TAKEN SUBJECT TO:**

1. The terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate;
2. Roads and highway, streets and alleys;
3. Limitation by fences and/or other established boundary lines;
4. Easements, if any, for established ditches and/or drains;
5. Special assessments, if any, and real estate taxes for the year 1985 payable in 1986 and thereafter;
6. Zoning, building and subdivision control ordinances and amendments thereto;

**DULY ENTERED FOR TAXATION**

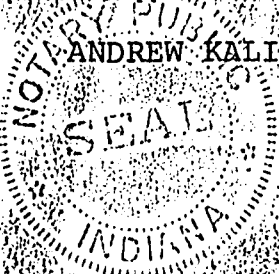
MAY 16, 1986

State of Indiana, Lake County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of May 19 86 personally appeared:

**ANDREW KALINA, III**

Dated this 15th Day of May 1986

Andrew Kalina III Seal  
ANDREW KALINA, III



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 May 23 1986

Dianne Afanador Notary Public  
Dianne Afanador

Resident of Lake County.

Seal  
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MAY 19 1 28 PM '86  
RECORDING CLERK  
STATE OF INDIANA  
CLERK OF SUPERIOR COURT  
CLERK OF SUPERIOR COURT

This instrument prepared by BARTEL ZANDSTRA, 3235 - 45th Ave., Highland, IN 46322 Attorney at Law

787

5.00 CT

CHICAGO TITLE INSURANCE COMPANY  
INDIANA DIVISION