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900575

WARRANTY DEED

LAWYERS TITLE INS. CORP.
7895 BROADWAY
MERRILLVILLE, IN 46410

THIS INDENTURE WITNESSETH, That Phyllis J. Benavides a/k/a Phyllis
Benavides ("Grantor")

of Lake County, in the State of Indiana, CONVEY s
AND WARRANT s to KATHLEEN BELCHER

of Lake County, in the State of Indiana, for the sum
of TEN Dollars (\$ 10.00) and other
valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in
Lake County, in the State of Indiana:

Lot 7, Block 5, J.R. Brant's Second 45th Avenue Gardens, as shown in Plat Book 21,
page 51, Lake County, Indiana.

#39-113-7

Subject to real estate taxes for the year 1986 due and payable in May and November 1987
and taxes for all subsequent years, not yet due and payable.

Subject to easements, covenants and restrictions of record.

Subject to a mortgage from Jesse G. Benavides and Phyllis Benavides, husband and wife, to
Lake Mortgage Company, Inc., dated June 27, 1977 and recorded June 28, 1977 in Instrument
No. 414633; and assigned to Federal National Mortgage Association by assignment dated
June 28, 1977 and recorded June 28, 1977 in Instrument No. 414634, the unpaid balance
of which the Grantee hereby assumes and agrees to pay as part of the consideration herein
the Grantee also hereby assumes the obligations of Jesse G. Benavides and Phyllis Benavides
under the terms of the instruments creating the loan to indemnify the Veterans Administra-
tion to the extent of any claim payment arising from the guaranty or insurance of the
indebtedness above-mentioned.

DULY ENTERED
FOR TAXATION

Feb. 5, 1987

Anna M. Anton
AUDITOR LAKE COUNTY

RICHARD J. BLASTICK
RECORDER, LAKE COUNTY
CROWN POINT, INDIANA 46307

FEB 5 9 13 AM '87

IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of
January, 19 87

Signature Phyllis Benavides (SEAL)

Signature _____ (SEAL)

Printed Phyllis J. Benavides a/k/a

Printed _____

Phyllis Benavides

STATE OF Indiana

COUNTY OF Lake } SS:

Before me, a Notary Public in and for said County and State, personally appeared _____

Phyllis J. Benavides a/k/a Phyllis Benavides

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that
any representations therein contained are true.

Witness my hand and Notarial Seal this 28 day of January, 19 87

My commission expires 4-5-88

Signature [Signature]

Printed KATHY BLASTICK Hill, Notary Public

Residing in Lake County, Indiana.

This instrument was prepared by Teresa J. Winchester, attorney at law.

Return to: _____

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Send tax statements to: