

Kathy Houghton

990753

Mail tax bills to:

335 N. Dwiggins
Griffith, Indiana 46319

WARRANTY DEED

This Indenture Witnesseth that KATHY HOUGHTON, also known as KATHLEEN HOUGHTON, of Lake County in the State of Indiana, CONVEYS and WARRANTS to MICHAEL R. NELLEMAN and Laura. A. NELLEMAN, husband and wife, 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 the State of Indiana, to-wit:

26-126-41
Lots 41 and 42, Block 6, Original Town of Griffith, as shown in Plat Book 2, page 45, in Lake County, Indiana.

This conveyance is subject to that certain mortgage dated September 12, 1977 and recorded September 13, 1977 as Document No. 428308, made by JAMES M. HOUGHTON, JR. and KATHLEEN HOUGHTON, husband and wife, to St. Joseph Bank and Trust Company, South Bend, Indiana, an Indiana Corporation, to secure one note for \$38,700.00 payable as therein provided, and the covenants, agreements and provisions therein contained, with a present unpaid balance of \$33,782.70 dollars, which mortgage was assigned to St. Joseph Mortgage Co., Inc., and recorded on February 23, 1981 as Document No. 618675, which mortgage was further assigned to First Family Mortgage Corporation of Florida, and recorded May 5, 1982 as Document No. 667595, which the above Grantees hereby assume and agree to pay the unpaid balance on the existing mortgage, the debt secured thereby, and also hereby assume the obligations of the signatory under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty or assurance of the indebtedness of the above mentioned, and further subject to easements, covenants, rights of way, reservations, encroachments, exceptions, and restrictions of record; zoning ordinances and to subdivision regulations and laws, if any; and real estate taxes for the year 1987 payable in 1988, together with all years subsequent thereto.

Dated this 28th day of July, 1988.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

AUG 03 1988

STATE OF INDIANA
COUNTY OF LAKE

Richard F. Benne
AUGUSTOR LAKE COUNTY

Kathy Houghton Kathleen Houghton
Kathy Houghton, also known as
Kathleen Houghton

LILLIAN A. BLASTICK
RECORDER, LAKE COUNTY
CROWN POINT, INDIANA 46307
AUG 4 58 PM '88

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of July, 1988, personally appeared KATHY HOUGHTON, also known as KATHLEEN HOUGHTON, and acknowledged the execution of the foregoing deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Jacquelyn J. Bakken
Jacquelyn J. Bakken, Notary Public
Resident of Lake County, Indiana

My Commission Expires:
October 22, 1991

This Instrument Prepared By: Richard F. Benne, Attorney at Law
9339 Calumet Avenue, Munster, IN46321

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

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