

992662

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That INDIANA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of Indiana, (hereinafter called the "Grantor"), hereby conveys and specially warrants unto PATRICK A. ZILLER and CYNTHIA R. ZILLER, husband and wife, of Lake County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 1003 in Lakes of the Four Seasons, Unit No. 7, as per plat thereof, recorded in Plat Book 38, page 9, in the Office of the Recorder of Lake County, Indiana.

Subject to the following:

KEY# 10-49-104

- 1) Taxes and assessments;
- 2) Easements, covenants, and restrictions;
- 3) Highways and legal rights-of-way;
- 4) Reservation of oil, gas, and mineral rights in "The Lakes of the Four Seasons Property Owner's Association, Inc.";
- 5) Rights of the owners of adjoining lots to the within described real estate (Right of First Refusal) pursuant to Section 12 of the Declaration of Restrictive Covenants;
- 6) Terms and conditions, rules and regulations of The Lakes of the Four Seasons Property Owner's Association, Inc. and any assessments owing thereunto.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 15 1988

*Patrick A. Ziller*  
AUDITOR LAKE COUNTY

The Grantor, by its Vice President, swears and affirms that there is no gross income tax due by virtue of the transfer of real estate herein.

The Grantor does hereby covenant to warrant and defend said parcel of land against any and all acts done, suffered, or permitted by the Grantor and against the lawful claim of any person or persons claiming under or through the Grantor, subject as aforesaid.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this Special Warranty Deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9th day of August, 1988.

INDIANA FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *John W. Biddle*  
John W. Biddle,  
Vice President

TICOR TITLE INSURANCE  
Crown Point, Indiana

LILLIAN A. BLASTICK  
RECORDER IN LAKE COUNTY  
CROWN POINT, INDIANA 46307

AUG 17 8 43 AM '88

8-10-88

*Handwritten initials and date*

STATE OF INDIANA, COUNTY OF Porter ) SS:

Before me, a Notary Public in and for said County and State, personally appeared John W. Biddle, the Vice President of Indiana Federal Savings and Loan Association, who acknowledged execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 9th day of August, 1988.

My Commission Expires:

12-9-89

Printed:

Jane Szoke  
Signature

Notary Public

Jane Szoke  
Notary Public

Resident of Porter County

Mail tax bills to: 3531 Sunrise, Crown Point, IN. 46307

This instrument prepared by: Quentin A. Blachly  
BLACHLY, TABOR, BOZIK & HARTMAN  
401 Indiana Federal Building  
Valparaiso, IN 46383