

C0142515
Perez

SPECIAL WARRANTY DEED

J

997187

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 MARTIN A. PEREZ 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:

24-87-8, 30, 31
The Northeasterly 1/2 of Lot 9, and all of Lots 10, 32 and 33 in Block 17, in Meyer Manor Terrace, a Samuel C. Bartlett Subdivision to Cedar Lake, Indiana, as per plat thereof, recorded in Plat Book 21 page 49, in the Office of the Recorder of Lake County, Indiana.

Subject to the following:

- 1) Taxes and assessments;
- 2) Easements, covenants, and restrictions;
- 3) Highways and legal rights-of-way.

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 1st day of September, 1988.

INDIANA FEDERAL SAVINGS AND LOAN ASSOCIATION

ONLY INTENDED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

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

SEP 12 1988

[Signature]
RECORDER OF LAKE COUNTY

Mail Tax Statements,
1211 West Main
Griffith IN 46319

ROOM TITLE INSURANCE
Highland, Indiana

SEP 14 8 59 AM '88

LILLIAN A. BLASTICK
RECORDER OF LAKE COUNTY
CROWN POINT INDIANA 46307
FILED FOR RECORD

473

[Handwritten initials]

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 1st day of September, 1988.

My Commission Expires: 4-26-90

Judith A. White
Signature Notary Public

Printed: Judith A. White
Notary Public

Resident of Porter County

This instrument prepared by: Duane W. Hartman
BLACHLY, TABOR, BOZIK & HARTMAN
401 Indiana Federal Building
Valparaiso, IN 46383