

088644

CORPORATE WARRANTY DEED

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

THIS INDENTURE WITNESSETH that CE-WILL CORP. (CE-WILL, INC.), "Grantor", a corporation organized and existing under the laws of the State of Indiana, WARRANTS and CONVEYS to JON COOKE and PATRICIA L. COOKE, husband and wife, "Grantees", of Lake County, in the State of Indiana, in consideration of One and 00/100 Dollar (\$1.00) and for 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:

Parcel 1: the West twenty feet (20') of the North thirty-five and 75/100 feet (35.75') of Lot 1, Hickory Heights Subdivision, in Cedar Lake, Indiana, as shown in Plat Book 28, page 85, in Lake County, Indiana; and,

Parcel 2: that part of Government Lot 1, described as commencing at a point on the East line of said Lot 1, which is three-hundred, eighty-three, and three-fourths feet (383 3/4') North of the Southeast corner thereof; thence, North one-hundred, seventy-nine and three-fourths feet (179 3/4'); thence, West 44 rods (44 rds); thence, South one-hundred, seventy-nine and three-fourths feet (179 3/4'); thence, East to the place of beginning all in Section 35, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana; 14226 Morse Street, Cedar Lake, Indiana 46303

Subject to the rights or claims of parties in possession; the lien of unpaid taxes and special assessments; easements of record; easements or claims of easements not shown by the public record; rights-of-way or easements for any telephone, electric, gas, or other public or municipal utilities; rights-of-way for drainage tiles, ditches, feeders, and laterals, if any; rights-of-way for any roads, highways, streets, or alleys; rights of the public and of government agencies having jurisdiction over roads in and to that part of the land lying within Morse Street; terms and provisions of an easement for utilities recorded December 19, 1950, in Miscellaneous Record 538, page 532, to Northern Indiana Public Service Company; restrictions in warranty deed dated November 24, 1950, and recorded February 6, 1951, in Deed Record 881, page 47, in the Office of the Lake County, Indiana, Recorder; building and zoning ordinances; building and set-back lines; the lien of unpaid municipal sewerage and water bills; and any set of facts an accurate survey or inspection of the premises would reveal, including but not limited to encroachments, overlaps, boundary line disputes, or other matters which would be so disclosed.

STATE OF INDIANA
FEB 28 1990
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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR RECORD.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution or by-laws of the Grantor to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of Indiana; 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 31st day of January, 1990.

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