

5090-1232

MAIL TAX BILLS TO:

Mr. and Mrs. Richard M. Krout
587 Calhoun
Calumet City, IL 60409

TAX KEY NO:

1-159-26

ADDRESS OF REAL ESTATE:

13858 - 176th Avenue
Lowell, IN 46356

138718

WARRANTY DEED

This Indenture Witnesseth That:

WILLIAM A. SCHARA and CAROLE L. SCHARA, Husband and Wife,
of Lake County, Indiana,

Convey and Warrant to:

RICHARD M. KROUT and MARY ANN KROUT, Husband and Wife, of
Cook County, Illinois,

for and in consideration of Ten Dollars (\$10.00), and other good
and valuable consideration, the receipt whereof is hereby ac-
knowledged, the following Real Estate in Lake County, Indiana,
to-wit:

Lot 26, Westridge Estates, an Addition to Lake County,
Indiana, as recorded in Plat Book 69 page 5, in the
Office of the Recorder of Lake County, Indiana.

The Grantors hereby expressly reserve to themselves, their heirs,
Executors, Administrators, Personal Representatives, and assigns,
the right to cross and use that portion of the parcel that has
been designated as a private drive and utility easement and which
may at some point be dedicated to the public use as now estab-
lished on the above-described property, for the purpose of having
access for the installation of utilities and for purposes of
ingress and egress to and from the Grantors' parcel of real
estate lying south of and adjacent to Westridge Estates as set
out in Plat Book 69, page 5, and the Grantors do further termi-
nate any rights as granted in the Agreement for Easement recorded
February 2, 1990, as Document No. 082747 that may affect the
above-described parcel.

This conveyance is subject to State, County and City taxes for
1990 payable in 1991, and all subsequent years; all special
assessments levied prior to and payable subsequent to the date
hereof; building and zoning ordinances; easements; restrictions
of record and questions of survey and all zoning ordinances now
or hereafter in effect. Grantor expressly limits said warranties
only against the acts of the Grantor and all persons claiming by,
through or under the Grantor.

Dated this 30th day of August, 1990.

William A. Schara
WILLIAM A. SCHARA

Carole L. Schara
CAROLE L. SCHARA

State of Indiana)
) ss:
County of Lake)

DEC 13 1990

Before me, the undersigned, a Notary Public in and for the State of
Indiana, County and State, this 30th day of August, 1990, personally
appeared WILLIAM A. SCHARA and CAROLE L. SCHARA, Husband and
Wife, and acknowledged the execution of the foregoing Deed. In
Witness Whereof, I have hereunto subscribed my name and affixed
my official seal.

My Commission Expires:
September 12, 1990:

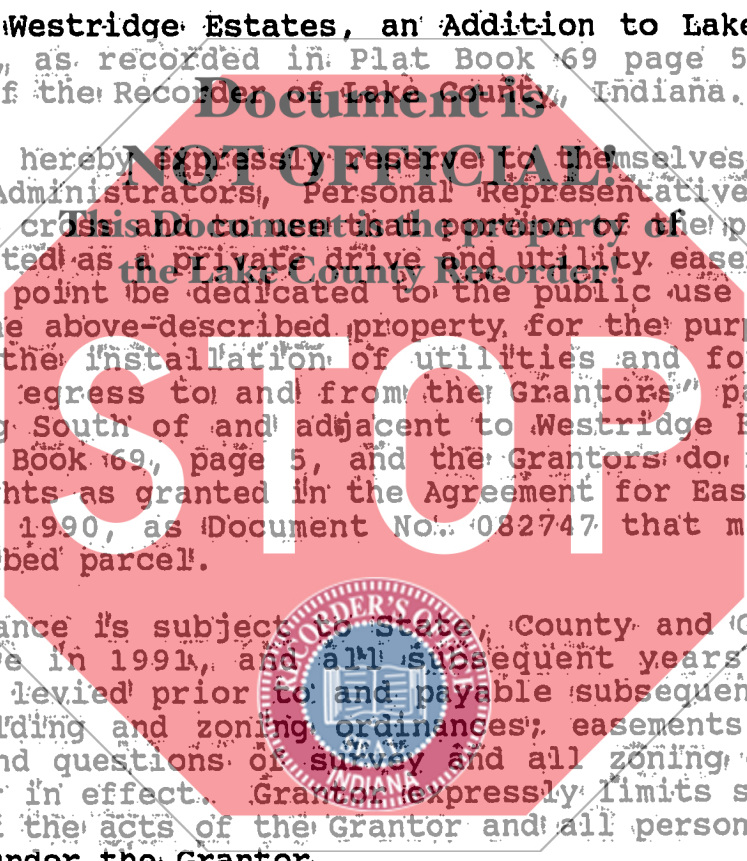
Richard A. Zunica
RICHARD A. ZUNICA, Notary Public
Resident of Lake County, Indiana

This instrument was prepared by David M. Austgen, Attorney at
Law, 5240 Fountain Drive, Suite J, Crown Point, Indiana 46307.

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1910-859 13 12/27/90
769-0727 or 658-0191

STATE OF INDIANA/S.S. NO.
1910-859 13 12/27/90
769-0727 or 658-0191



2/20
OK