

cit Fed's ALA
707 Ridge Rd
Munith
46321

4034 466160 RD

Mail Tax Bills To:
1224 Muirfield Drive
Schererville, Indiana 46375

Tax Key No.: 13-424-43
Tax Unit No.: 20

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WARRANTY DEED

93029045

THIS INDENTURE WITNESSETH THAT JOSEPH J. SKERTICH and DONNA J. SKERTICH, husband and wife, of Lake County in the State of Indiana, CONVEY AND WARRANT to UPENDRA H. PATEL and ANSUYA U. PATEL, husband and wife as tenants by the entireties, of Lake County in the State of Indiana, for and in consideration of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 43 and the West Half of Lot 44, Unit 4, Block One, Briar Ridge Country Club Addition to the Town of Schererville, Lake County, Indiana as recorded in Plat Book 62, page 55, in the office of the Recorder of Lake County, Indiana.

Commonly known as 1224 Muirfield Drive, Schererville, Indiana.

SUBJECT. NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1992 payable in 1993 and for all years thereafter
2. Unpaid sewage and water charges, if any.
3. That certain mortgage dated February 28, 1990, and recorded March 26, 1990, as Document No. 091519, and re-recorded February 7, 1991, as Document No. 91006080, made by grantors to Citizens Federal Savings and Loan Association, a United States Corporation, to secure one promissory note payable as therein provided, and which note the grantee and their heirs, successors and assigns agree to assume and faithfully discharge up to an amount not to exceed \$355,000.00, pursuant to the terms thereof, and to indemnify and hold harmless the grantors, their heirs and representatives up to said amount.
4. Terms and provisions of a Declaration of Covenants, Conditions and Restrictions for Briar Ridge Country Club Additions dated July 3, 1981 and recorded August 21, 1981, as Document No. 641109, made by Mercantile National Bank of Indiana, as Trustee under a certain Trust Agreement dated December 20, 1976 and known as Trust No. 3523, and by said bank as Trustee under a certain Trust Agreement dated May 26, 1981, and known as Trust No. 4114, and Powers-Rueth and Associates, an Indiana limited partnership.
5. Lien for assessments levied by the Briar Ridge Property Owners Association, Inc.
6. A 50 foot building line affecting the Southerly side of the real estate as shown on the plat of subdivision.
7. Easements for public utilities and for drainage, over the Northerly 15 feet of the real estate as shown and granted on the plat of subdivision.



RECORDED
MAY 6 1 32 PM '93

Chicago Title Insurance Company
LAKE COUNTY, INDIANA
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 30 1993

PAGE ONE OF TWO PAGES


Anna M. Antox
AUDITOR LAKE COUNTY

4774
900
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8. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

DATED this 27 day of April, 1993.


Joseph J. Skertich


Donna J. Skertich

STATE OF INDIANA
COUNTY OF LAKE

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this day of April, 1993, personally appeared JOSEPH J. SKERTICH and DONNA J. SKERTICH, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


Jan McGrath Notary Public

Printed Name: Jan McGrath

My Commission Expires: August 5, 1994
Lake



County of Residence:

This Instrument prepared by Glenn R. Patterson, Esq., Singleton, Crist, Patterson, Austgen & Lyman, Suite 200, 9245 Calumet Avenue, Munster, Indiana 46321