

Leonard R. Vargas
P.O. Box 1792
Calumet City, Ill.
Tax Key No.: 7334
60409

Mail Tax Bills To:
1270 EAST 13th
Dillon, Illinois 60419
2512 JAMES DR.
DYE, IN: 46311

PARTNERSHIP WARRANTY DEED

93084955

THIS INDENTURE WITNESSETH THAT B & J CONSTRUCTION, an Indiana partnership (hereinafter the "Grantor"), **CONVEYS AND WARRANTS** to **RAYMOND V. BONIOR and MARY BETH BONIOR**, husband and wife as tenants by the entireties in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Lot 31, Unit No. 2, Niles Creek Addition, as shown in Plat Book 75, page 13, in Lake County, Indiana.

Commonly known as 1114 Oregon Lane, Crown Point, Indiana.

SUBJECT NEVERTHELESS TO THE FOLLOWING:

1. Taxes for 1992 payable in 1993 and for all years thereafter.
2. A 30 foot building line affecting the Northern side and the Western side of the real estate as shown on the plat of subdivision.
3. Easements for public utilities and for drainage over the Southeastern 15 feet of the real estate as shown and granted on the plat of subdivision.
4. Restrictive Covenants for Niles Creek Subdivision, recorded August 13, 1993, as Document No. 93053030.
5. 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.

The undersigned persons executing this Deed represent and certify on behalf of Grantor that each of the undersigned is a partner of Grantor; that there are no other partners of Grantor; that they have the authority of the partnership to execute and deliver this Deed; that Grantor has full partnership capacity to convey the real estate described; and that all necessary legal action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 22 day of SEPT, 1993:

B & J CONSTRUCTION, an Indiana partnership

By: [Signature]
Robert Kaufman, Partner

By: [Signature]
John Spason, Partner

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 30 1993

[Signature]
REGISTRAR LAKE COUNTY

01419

900



STATE OF INDIANA S.H.C.
FILED FOR RECORD
LAKE COUNTY
SEPT 16 9 10 AM '93
SARAH R. CONNER
CLERK

STATE OF INDIANA

COUNTY OF LAKE
93084956

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) SS:
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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT KAUFMAN and JOHN SPASOFF, all of the partners of B & J CONSTRUCTION, an Indiana partnership, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true:

WITNESS my hand and notarial seal this 22nd day of September, 1993.

Lucille H. Ponce
Notary Public

Document is Printed Name: Lucille H. Ponce

My Commission Expires:

110 - 20 - 9.14

County of Residence:

LAKE

NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

STOP



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