

H 47427940

APR 4 1994

Mail Tax Bills To:
9814 Grant Place
Crown Point, IN 46307

Dana N. Antox
PARTNERSHIP WARRANTY DEED

94025148

Chicago Fire Insurance Company

THIS INDENTURE WITNESSETH THAT B & J CONSTRUCTION, an Indiana partnership (hereinafter the "Grantor"), of Lake County in the State of Indiana, **CONVEYS AND WARRANTS** to **SCOTT GARY RENO and JONNA JAE RENO, 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) 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 36, Unit 2, Niles Creek Addition, as shown in Plat Book 75, page 13, in Lake County, Indiana.

Tax Key No.: 7-338-14

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

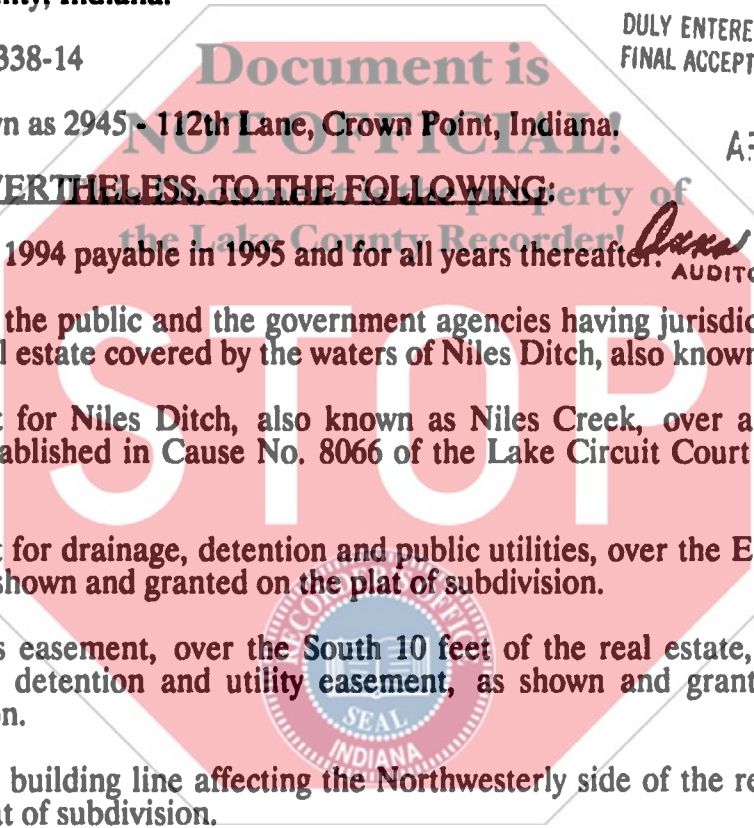
Commonly known as 2945 - 112th Lane, Crown Point, Indiana.

APR 4 1994

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1994 payable in 1995 and for all years thereafter.
2. Rights of the public and the government agencies having jurisdiction over that part of the real estate covered by the waters of Niles Ditch, also known as Niles Creek.
3. Easement for Niles Ditch, also known as Niles Creek, over and across the real estate established in Cause No. 8066 of the Lake Circuit Court in Crown Point in 1908.
4. Easement for drainage, detention and public utilities, over the East part of the real estate as shown and granted on the plat of subdivision.
5. No access easement, over the South 10 feet of the real estate, lying West of the drainage, detention and utility easement, as shown and granted on the plat of subdivision.
6. A 30 foot building line affecting the Northwesterly side of the real estate as shown on the plat of subdivision.
7. Restrictive Covenants Niles Creek Subdivision recorded August 13, 1993, as Document No. 93053030.
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.

Dana N. Antox
AUDITOR LAKE COUNTY



APR 5 11 3 AM '94
STATE RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED 1994 APR 5 11 3 AM

90085
JW

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 29th day of March, 1994.

B & J CONSTRUCTION, an Indiana partnership

By: [Signature]
Robert Kaufman, Partner

By: [Signature]
John Spasoff, Partner

STATE OF INDIANA
COUNTY OF LAKE

} This Document is the property of
SS: } the Lake County Recorder!

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 29th day of March, 1994.



[Signature]
Notary Public

Printed Name: Lucille K. Pence

My Commission Expires:
October 20, 1994

County of Residence:
Lake

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