

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD ONLY BE DONE BY A LAWYER.

**Mail tax bills to:**

1729 Burgundy St.  
Schererville, IN 46375

# WARRANTY DEED

THIS INDENTURE WITNESSETH, That **KATHRYN LYNN BROWN**

("Grantor") of Lake County in the State of Indiana  
**CONVEYS AND WARRANTS TO** **DAWN M. BALAZS**

of Lake County in the State of Indiana  
in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The real estate and premises commonly known as 1729 Burgundy, Schererville, County of Lake, State of Indiana, and more particularly described as follows, to-wit:

1729 Burgundy Street in Oak Manor Condominium Phase III, as indicated in a Declaration of Condominium recorded May 8, 1974 as Document No. 250487, and Amendment thereto recorded February 20, 1975 as Document No. 289219, and Second Amendment thereto recorded August 9, 1976 as Document No. 363730, in the Recorder's Office of Lake County, Indiana, together with an undivided .67272 percentage interest in and to the common and limited common areas and facilities as described in the Declaration and the First and Second Amendments thereto. Key No. 13-120-174.

Subject to real estate taxes for 1994 payable in 1995, together with delinquency and penalty, if any, and all real estate taxes due and payable thereafter.

Subject to recorded liens, encumbrances, easements, restrictions, ditches and drains, highways, and legal rights of way, and matters which would be disclosed by an accurate survey or inspection of the premises.

Dated this 24th day of February, 1995.

*Kathryn Lynn Brown*  
(Signature)

**KATHRYN LYNN BROWN**  
(Printed Name)

(Signature)

(Printed Name)

STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of February, 1995, personally appeared: **KATHRYN LYNN BROWN**

of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 10-24-97

Resident of Lake County

Signature *Paula Barrick*

Printed **Paula Barrick**, Notary Public

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, personally appeared:

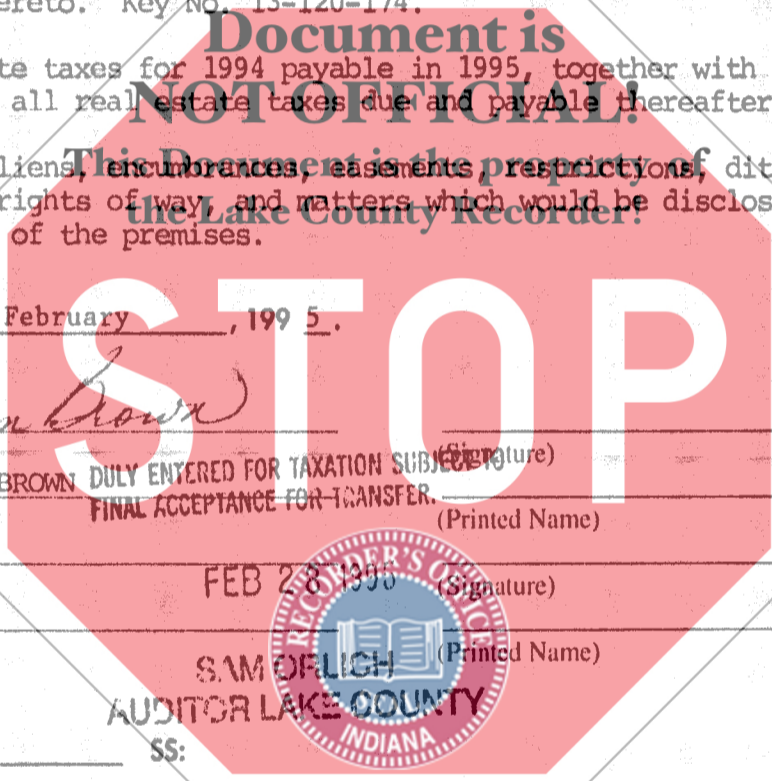
and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: \_\_\_\_\_ Signature \_\_\_\_\_

Resident of \_\_\_\_\_ County Printed \_\_\_\_\_, Notary Public

This instrument prepared by Thomas K. Hoffman, One Professional Center, Crown Point, IN Attorney at Law  
Attorney Identification No. 7731-45

MAIL TO: 1729 Burgundy Street, Schererville, IN 46375



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STATE OF INDIANA  
LAKE COUNTY  
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