

FA 14434/Kd

MAIL TAX BILLS TO:
Kelvin T. Phillips
4767 Harrison Street
Gary, IN. 46408

TAX I.D. NO.: 45-166-12 UNIT# 25
ADDRESS OF REAL ESTATE:
4767 Harrison Street, Gary,
Lake County, Indiana 46408

WARRANTY DEED

This Indenture Witnesseth That: Nicolas Anguiano and Robert L. Anguiano, Joint Tenants With Rights of Survivorship

Convey and Warrant to: Kelvin T. Phillips, and Ray H. Phillips and Annette Phillips, Husband & Wife, as tenants in common

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

LOT 12 IN BLOCK 2 IN JUNEDALE SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

This conveyance is subject to State, County and City taxes for 1995 payable in 1996 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restrictions of record and questions of survey. Grantors expressly limit said Warranties only against the acts of the Grantors and all persons claiming by, through or under the Grantors.

Dated this 5th day of June, 1995.

HOLD FOR FIRST AMERICAN TITLE



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 8 1995

Nicolas Anguiano
NICOLAS ANGUIANO
Robert L. Anguiano
ROBERT L. ANGUIANO



STATE OF INDIANA SAM ORLICH
AUDITOR LAKE COUNTY
COUNTY OF LAKE)

MAILED
RECORDER

95032237

95 JUN - 8 AM 9:32

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of June, 1995, personally appeared NICOLAS ANGUIANO AND ROBERT L. ANGUIANO, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Kim A. Diaz
Notary Public
Resident of Lake County,
State of Indiana
Kim A. Diaz
Printed Signature

My Commission Expires:
2/15/99

This Instrument prepared by Austgen & Goad, by David M. Austgen, Attorney, 5201 Fountain Drive, Ste. A, Crown Point, IN 46307.

000445

700
62