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3653 38th, Highland, IN 46322 WARRANTY DEED

Chicago Title Insurance Company

This Indenture Witnesseth that TERRY K. GROOT and FAYTHE GROOT, husband and wife, as to an undivided half, of Lake County in the State of Indiana, CONVEY and WARRANT to JOHN J. BOENDER and NANCY A. BOENDER, husband and wife, of Lake County in the State of Indiana, for and in consideration of Ten (10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in the State of Indiana, to-wit:

Lot 4, Illiana Industrial Park Addition, to the Town of Schererville, as shown in Plat Book 47, page 141, and as amended by Certificate of Correction recorded June 26, 1978 as Document No. 475641, in Lake County, Indiana, commonly described as 1145 Commercial Drive, Schererville, Indiana.

Key # 13-229-4

This conveyance is subject to easements, covenants, rights of way, reservations, exceptions, encroachments, grants, building lines, and restrictions of record; real estate taxes for the year 1994 payable in 1995, together with all years subsequent thereto; and further subject to that mortgage dated August 3, 1979 and recorded August 20, 1979 as Document No. 545545, made by Terry K. Groot and Faythe Groot, husband and wife, and John J. Boender and Nancy A. Boender, husband and wife, to Calumet National Bank, Hammond, Indiana, a United States Corporation, to secure one note for \$203,000.00 payable as therein provided, and the covenants, agreements and provisions therein contained, which mortgage was modified by Loan Modification Agreement recorded May 19, 1992 as Document No. 92031738.

Dated this 29th day of June, 1995.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 6 1995

SAM ORLICH AUDITOR LAKE COUNTY



TERRY K. GROOT

FAYTHE GROOT

95037863

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of June, 1995, personally appeared TERRY K. GROOT and FAYTHE GROOT, husband and wife, and they acknowledged the execution of the foregoing deed.

In Witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

January 13, 1998

Janice L. Maddox, Notary Public
Resident of Lake County, Indiana

This Instrument Prepared By:

Jason L. Horn, Attorney at Law
9337 Calumet Avenue, Munster, IN 46321

000263

10.00



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MARGARET CLEGG AND BOENDER
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