

#23 517 LP

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:

260 E. Joliet St.  
Dyer, IN 46311

# WARRANTY DEED

THIS INDENTURE WITNESSETH, That **LITTLE CEASAR'S OF INDIANA, INC.**

("Grantor") of **LAKE** County in the State of **INDIANA**  
CONVEYS AND WARRANTS TO **JAMES KAWA**

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:

Lots 13 & 14, Riverside Addition to Dyer, Indiana, as shown in Plat Book 22, Page 42, in Lake County, Indiana, except the Easterly 80 feet thereof, excepting also a part of said Lots 13 & 14 described as follows: Beginning at the Northwest corner of said Lot 14; thence south 79 Degrees 18 Minutes 10 Seconds East 33.91 feet along the Northern Line of said Lot 14; thence along said Northern Line southeasterly 11.34 feet along an arc to the left and having a radius of 851.51 feet and subtended by a long chord having a bearing of South 79 Degrees 41 Minutes 03 Seconds East and a length of 11.34 feet; thence south 22 Degrees 16 Minutes 11 Seconds West 99.09 feet; thence South 79 Degrees 50 Minutes 34 Seconds West 112.36 feet; thence North 59 Degrees 19 Minutes 11 Seconds West 7.84 feet to the center line of Hart's Ditch; thence North 80 Degrees 35 Minutes 58 Seconds East 39.13 feet along said center line; thence North 52 Degrees 26 Minutes 23 Seconds East 50.49 feet along said center line; thence North 33 Degrees 42 Minutes 43 Seconds East 50.89 feet along said center line; thence North 05 Degrees 33 Minutes 57 Seconds East 36.50 feet along said center line to the point of beginning more commonly known as: 260 E. Joliet St., Dyer, IN 46311.

Subject to covenants and restrictions, easements for streets and utilities, and building lines, as contained in plat of subdivision and as contained in all other documents of record; and taxes for 1994.

Dated this 6th day of November, 1995

*There is no gross income tax due by reason of this transfer.*

(Signature) \_\_\_\_\_ (Signature) \_\_\_\_\_

(Printed Name) \_\_\_\_\_ (Printed Name) **LITTLE CEASAR'S OF INDIANA, INC.**

(Signature) \_\_\_\_\_ (Signature) **Ronald B. Bernacchi**

(Printed Name) \_\_\_\_\_ (Printed Name) **Sec. Treas.**



STATE OF INDIANA  
COUNTY OF LAKE SS: \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of November, 1995 personally appeared: **LITTLE CEASAR'S OF INDIANA, INC.**, by it's representative, **Ronald B. Bernacchi** 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: 6/25/99 Signature Star Lugar

Resident of LAKE County Printed Star Lugar, 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:

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 JOS. S. IRAK, 506 E. 86th Av., M'ville, IN 46410 Attorney at Law  
Attorney Identification No. 4851-45 (219) 769-4552

MAIL TO:

Chicago Title Insurance Company

95069715

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
95 NOV 14 PM 1995  
MARGARET E. STEPHENSON  
RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 13 1995

SAM ORLICH  
AUDITOR LAKE COUNTY

000507

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