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Mail Tax Bill To:
10023 Garfield Lane
Crown Point, IN 46307

95072722

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
Garfield Lane
Crown Pt 46307
95 NOV 29 PM 1:24
MARGARETTE CLEVELAND
RECORDER

PARTNERSHIP WARRANTY DEED

→ 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 **LAWRENCE P. GALLAS and JILL R. GALLAS, husband and wife** as tenants by the entireties of Lake County in the State of Indiana, for and in consideration of the sum 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 14, Niles Creek Addition, Unit 1, as shown in Plat Book 73, page 55, in Lake County, Indiana.

Tax Key No.: 7-332-14

Unit No.: 3

Commonly known as 2425 1/2 11th Court, Crown Point, Indiana

SUBJECT. NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1995 payable in 1996 and for all years thereafter.
2. Unpaid sewage and water charges, if any.
3. 10 foot no access strip affecting the West 10 feet of the real estate as shown and granted on plat of subdivision.
4. A 50 foot building line affecting the West side of the real estate as shown on the plat of subdivision.
5. A 30 foot building line affecting the Northerly side of the real estate as shown on the plat of subdivision.
6. A 30 foot building line affecting the Easterly side of the real estate as shown on the plat of subdivision.
7. A 6 foot Buckeye Pipeline easement affecting the Northerly 6 feet of the Southerly 55.5 feet of the real estate, as shown on the plat of subdivision.
8. Restrictive Covenants For Niles Creek Subdivision recorded August 13, 1993, as Document No. 93053030.
9. Pipe line grant and lease made by the Commissioners of Lake County, Indiana, to Indiana Pipe Line Company dated June 2, 1891, and recorded October 10, 1891, in Miscellaneous Record 9, page 410.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

NOV 29 1995

PAGE ONE OF TWO PAGES

SAM ORLICH
AUDITOR LAKE COUNTY

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10. 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.

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 13th day of November, 1995.

B & J CONSTRUCTION, an Indiana
partnership is
Document is NOT OFFICIAL!
By: Robert Kaufman, Partner
This Document is the property of
the Lake County Recorder?
John Spasoff, Partner

STOP

STATE OF INDIANA }
COUNTY OF LAKE } SS:

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 13th day of November, 1995.

Lucille R. Ponce
Notary Public

Printed Name: Lucille R. Ponce

My Commission Expires:

10-20-98

County of Residence:

LAKE

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