

FA-16525 BAK

WARRANTY DEED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Mall tax bills to:

Mario Mendoza and Diana M. Mendoza
4832 Birch Avenue
Hammond, Indiana 46327

96007384

96 FEB -2 AM 10:41

MANUAL RECORDING
RECORDER

HOLD FOR FIRST AMERICAN TITLE

THIS INDENTURE WITNESSETH, That JAIME HERNANDEZ and ISVI H. HERNANDEZ, Husband and Wife,

('Grantor[s]') of Lake County in the State of Indiana,

CONVEYS AND WARRANTS TO MARIO MENDOZA and DIANA M. MENDOZA, Husband and Wife,

of Lake County in the State of Indiana for and in consideration of \$ 10.00 (ten) dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

The South 7 1/2 feet of Lot 95 and all of Lot 96, except that part of the South 7.5 feet of Lot 95 and Lot 96, described as: Beginning on the West Line of said Lot 95, 4.35 feet Northerly of the Southwest corner of said Lot 95; thence Southerly along the West Line of said Lots 95 and 96, 41.85 feet to the Southwest corner of said Lot 96; thence Easterly on the South Line of said Lot 96, 29.97 feet; thence Northwesterly along the arc of a curve of 2421.83 foot radius convex to the Northeast whose tangent at the last described point makes an interior angle of 55 degrees 49 minutes 15 seconds measured from West to North with the South Line of said Lot 96, 50.96 feet to the point of beginning, in White Oak Avenue Addition to the City of Hammond, as shown in Plat Book 16, Page 19, in Lake County, Indiana.

COMMONLY KNOWN AS: 4832 BIRCH AVENUE
HAMMOND, IN 46327

KEY NO. 36-325-37 UNIT# 26

SUBJECT TO THE FOLLOWING :

- (a) Taxes for the year 1994 payable in 1995, and all subsequent years.
- (b) Rights or claims of parties in possession not shown by the public records
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- (d) Easements or claims of easements not shown by the public records.
- (e) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (f) Taxes or special assessments which are not shown as existing liens by the public records.

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this day 31 of January, 1996 personally appeared:

JAIME HERNANDEZ and ISVI H. HERNANDEZ, Husband and Wife,

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 July 11, 1997

Beth A. Kolbert

Beth A. Kolbert, Notary Public
Resident of Lake County.

Dated this 31 day of January, 1996

Jaime Hernandez Seal
JAIME HERNANDEZ

Isvi H. Hernandez Seal
ISVI H. HERNANDEZ; ATION SUBJECT TO
REAL ESTATE FOR RECORDER.

FEB 2 1996

DAVID ORR
AUDITOR LAKE COUNTY Seal

This Instrument prepared by: Robert B. Leopold, Attorney At Law, 8242 Calumet Avenue; Munster, IN 46321 219/922-9661
Attorney Identification Number: 8767-45

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