

Mail Tax Bill To:  
4505 W. 45th Ave.  
Gary, IN 46408

Chicago Title Insurance Company

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that ROBERT PORTER AND ELEANOR PORTER, of Lake County, in the State of Indiana

**CONVEY AND WARRANT TO MATTHEW J. MATTINGLY AND MARIA MATTINGLY**, Husband and Wife, as tenants by the entireties of Lake County, State of Indiana, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to wit:

Lot 2, Dutch Acres, as shown in Plat Book 74, page 54, in Lake County, Indiana

a/k/a 4505 W. 45th Ave., Gary, IN 46408

Key No. 39-542-2 Unit No. 1

96027904

This conveyance is made subject to:

1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
3. Real Estate taxes for the year 1995, payable in 1996 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by adverse use, fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

96 APR 29 PM 1:21  
RECORDED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on the 23rd day of April, 1996.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

APR 26 1996

*Robert Porter*  
ROBERT PORTER

*Eleanor Porter*  
ELEANOR PORTER

STATE OF INDIANA )  
                          ) ss:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of April, 1996, personally appeared the within named Robert Porter and Eleanor Porter and acknowledged the execution of the foregoing Deed as their free and voluntary act.

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

*Janice L. Maddox*  
Janice L. Maddox  
Notary Public

My Commission Expires: January 13, 1998  
County of Residence: Lake County, Indian

**This Instrument Prepared By:**

JOHN F. HILBRICH #7513-45  
HILBRICH, CUNNINGHAM & SCHWERD  
2637 - 45th Street  
Highland, IN 46322  
Phone: (219) 924-2427

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*Handwritten initials*