

HOLD FOR FIRST AMERICAN TITLE

Mail tax bill to:  
M/M John E Filipiak  
3803 Swift Street  
Hobart, In 46342



FILED FOR RECORDING SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 30 1996

SAM ORLICH  
EDITOR LAKE CO.

### WARRANTY DEED

TAX KEY # 18-174-1 and 2 Unit #27

THIS INDENTURE WITNESSETH, THAT SHIRLEY K. WERTS

OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT  
TO JOHN E. FILIPIAK AND TARA L. FILIPIAK, HUSBAND AND WIFE

OF LAKE COUNTY, STATE OF INDIANA, FOR AND IN CONSIDERATION  
OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS  
THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE FOLLOWING  
DESCRIBED REAL ESTATE IN LAKE  
COUNTY, STATE OF INDIANA, TO-WIT:

LOTS 1, 3 AND 5 IN BLOCK 6 IN STOCK YARDS ADDITION TO TOLLESTON, IN THE CITY OF  
HOBERT, AS PER PLAT THEREOF, RECORDED APRIL 14, 1891 IN PLAT BOOK 2 PAGE 48, IN  
THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.  
a/k/a 3803 Swift Street, Hobart, Indiana 46342

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 body having jurisdiction of the above described realty;
- 3) Real estate taxes for the year 1995 payable 1996 and subsequent years;
- 4) Roads and highways, streets and alleys;
- 5) Limitation by fences and/or other established boundary lines;
- 6) Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, THE SAID SHIRLEY K. WERTS

HAVE HEREUNTO SET HER HAND AND SEAL, THIS 20<sup>TH</sup> DAY OF SEPT. 1996

Shirley K. Werts (SEAL)  
Shirley K. Werts (SEAL)

STATE OF INDIANA, COUNTY OF LAKE SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PERSONALLY APPEARED SHIRLEY K. WERTS AND

ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HER VOLUNTARY ACT  
AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF SEPTEMBER, 1996

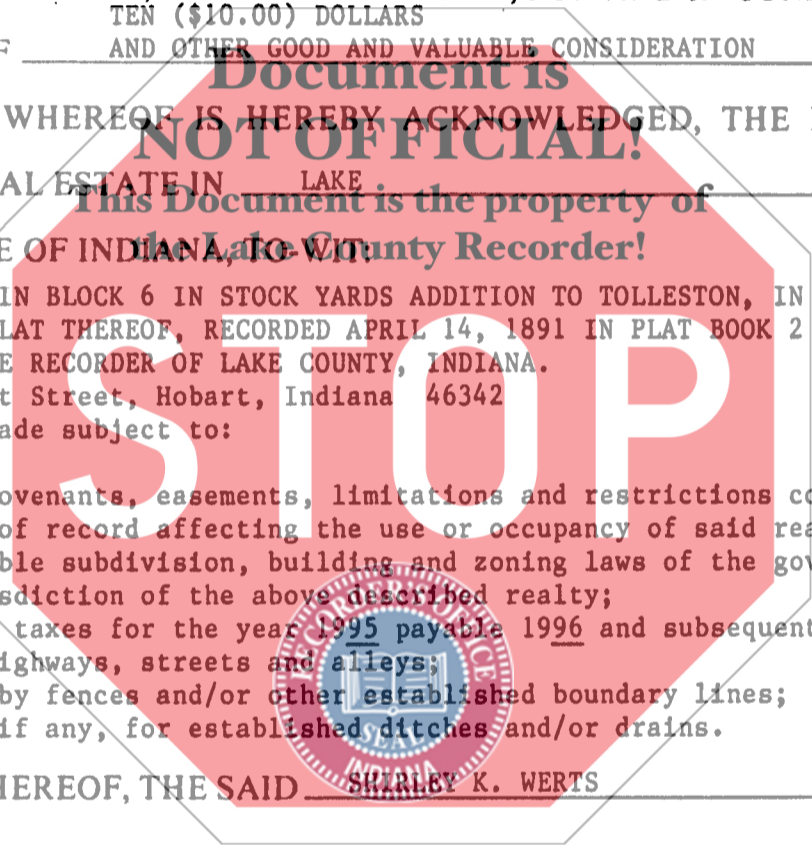
MY COMMISSION EXPIRES: 05/16/97

COUNTY OF RESIDENCE: Lake Corina Castel Ramos NOTARY PUBLIC

SEND TAX STATEMENTS TO: 3803 SWIFT STREET, HOBART, INDIANA 46342 001693

THIS INSTRUMENT PREPARED BY: WILLIAM J. CUNNINGHAM, #3471-45  
HILBRICH, CUNNINGHAM & SCHWERD 2637 - 45th Street  
Highland, Indiana 46322 PH: (219)924-2427

\*\*\* NO LEGAL OPINION RENDERED \*\*\*



96064661

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDING  
RECORDER  
96 SEP 30 AM 10:49

10/2/96