STATE OF INDIANA
LAKE COUNTY FILED FOR RECORD

97026964

97 APP 20 AH 9: 58

MORRIS V. COSTER RECORDER

Mail Tax Bills To: Mr. & Mrs. George C. Shinkan 9021 Pineview Lane Crown Point, IN 46307

Tax Key No. 13-632-1.

## WARRANTY DEED

husband and wife,

Assoc., Inc.

THIS INDENTURE WITNESSETH, that John J. Gallas and Patricia Gallas of Lake County. State of Indiana, do hereby convey and warrant to George C. Shinkan and Nadene M. Shinkan, Husband and Wife, as to an undivided Fifty percent (50%) interest and Darlene M. Sever as to an undivided Fifty percent (50%) interest and with respect to each other the two interests shall be Tenants in Common, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

> Condominium unit designated as condominium Unit A in Deer Run Plaza Condominium Horizontal Property Regime recorded as Document No. 96016831 on the 15th day of March, 1996, in the Office of the Recorder of Lake County, Indiana, as amended, together with the undivided interest appertaining to said condominium unit in the common and limited common areas and facilities, which Condominium Unit and undivided interest shall be subject to all of the provisions and use restrictions set forth in the Declaration of Condominium, and the Articles of Incorporation, By-Laws, and Rules and Regulations of the Deer Run Plaza Condominium Association, Inc., and the laws of the State of Indiana.

\*and shown in Plat Book 80 page 34, and amendment thereto recorded October 22, 1996 in Plat Book 81 page 69. SUBJECT, NEVERTHELESS TO THE FOLLOWING:

1. Current taxes payable.

The amount of any unpaid current or delinquent assessments for common expenses, if any. 2.

3. Easements for ingress and egress and for utilities and communication services placed of record.

4. All other covenants, easements, rights of way, building lines, highways, roads or other restrictions of beneficial use and enjoyment of record.

Dated this 23rd day of April, 1997.

APR 20 1007

STATE OF INDIANA ----- )

COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said county and state, this 23rd day of April, 1997, personally appeared John J. Gallas and Patricia Gallas/and acknowledged the execution of the foregoing deed.

husband and wife

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Timothy P. Galyin, Jr.

Notary Public

My Commission Expires: October 25, 1998

County of Residence:

This Instrument Prepared By: Timothy P. Galvin, Jr., Attorney No. 7042-45, Galvin, Galvin & Leeney, 5231 Hohman Avenue, Hammond, Indiana 46320

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