

FA 23932

HOLD FOR FIRST AMERICAN TITLE

98029008



### WARRANTY DEED

TAX KEY # 36-328-13 UNIT# 26

THIS INDENTURE WITNESSETH, THAT SUSAN C. KOZUCH AND THOMAS C. KOZUCH, HUSBAND AND WIFE

OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT TO SYLVESTER RICE

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 13 AND 14 IN BLOCK 3 IN WHITE OAK MANOR, THE FIRST REDIVISION IN THE CITY OF HAMMOND AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 24 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. a/k/a 7505 MAGNOLIA AVENUE, HAMMOND, IN 46324  
SUBJECT TO THE FOLLOWING:  
1) The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;  
2) Taxes for the year 1997 payable in 1998, and all subsequent years;  
3) Defects, liens, encumbrances, and adverse claims of records, if any;  
4) Roads and highways, streets and alleys; and  
5) Limitation by fences and/or other established boundary lines.

IN WITNESS WHEREOF, THE SAID SUSAN C. KOZUCH AND THOMAS C. KOZUCH, HUSBAND AND WIFE

HAVE HEREUNTO SET <sup>THEIR</sup> HAND S AND SEAL S, THIS 22 DAY OF APR 1998.  
Susan C. Kozuch (SEAL) Thomas C. Kozuch (SEAL)  
SUSAN C. KOZUCH THOMAS C. KOZUCH

STATE OF INDIANA, COUNTY OF LAKE, SS:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SUSAN C. KOZUCH AND THOMAS C. KOZUCH AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF APRIL, 1998

MY COMMISSION EXPIRES: 5/16/01  
COUNTY OF RESIDENCE: PORTER CORINA CASTEL RAMOS NOTARY PUBLIC  
SEND TAX STATEMENTS TO: 7505 MAGNOLIA AVENUE, HAMMOND, IN 46324

THIS INSTRUMENT PREPARED BY: NICHOLAS J. PADILLA #19513-45  
1948 DAVIS AVE.  
WHITING, IN 46394 (219)473-0833  
\*\*\*NO LEGAL OPINION RENDERED\*\*\*

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