

FA 24361

HOLD FOR FIRST AMERICAN TITLE

98040857



### WARRANTY DEED

TAX KEY #32-227-20 Unit #26

THIS INDENTURE WITNESSETH, THAT ERVIN DYER CLEMENS AND MARY LOU CLEMENS,  
HUSBAND AND WIFE

OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT  
TO CESAR P. SANCHEZ AND APRIL L. SANCHEZ, 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:  
LOT 20, BLOCK 14, CLINE GARDENS ADDITION TO THE CITY OF HAMMOND, INDIANA, AS PER  
PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 71, IN THE OFFICE OF THE RECORDER OF  
LAKE COUNTY, INDIANA.

a/k/a 6631 Ohio Avenue, Hammond, Indiana 46323

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 1997 payable 1998 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 ERVIN DYER CLEMENS AND MARY LOU CLEMENS

HAVE HEREUNTO SET THEIR HANDS AND SEALS, THIS 29<sup>th</sup> DAY OF MAY 1998.

Ervin Dyer Clemens (SEAL) Mary Lou Clemens (SEAL)  
Ervin Dyer Clemens Mary Lou Clemens  
(SEAL) (SEAL)

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

STATE OF INDIANA, COUNTY OF LAKE, SS:

JUN 02 1998

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED ERVIN DYER CLEMENS AND MARY LOU CLEMENS AND  
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT  
AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 29<sup>th</sup> DAY OF MAY, 1998

SAM ORLICH  
NOTARY PUBLIC  
LAKE COUNTY

MY COMMISSION EXPIRES: 05/16/01

COUNTY OF RESIDENCE: Porter Corina Castel Ramos NOTARY PUBLIC

SEND TAX STATEMENTS TO: 6631 OHIO AVENUE, HAMMOND, INDIANA 46323

THIS INSTRUMENT PREPARED BY: JOHN F. HILBRICH, #7513-45  
HILBRICH, CUNNINGHAM & SCHWERD 2637 - 45th Street  
Highland, Indiana 46322 PH: (219)924-2427 000258

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

HOLD FOR ER