

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

99071090

99 AUG 26 AM 10:52

WARRANTY DEED UNIT NO. 33  
MORNING KEY # 23-160-26  
RECORDER

THIS INDENTURE WITNESSETH, That JENNIFER A. SCZURKO-O'SHEA AND STEVEN F. O'SHEA, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to GEORGE DAMMER of LAKE County in the State of INDIANA, as GRANTEE(S) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PARCEL 1:

PART OF TRACT #2 IN PEBBLE BROOKS, PHASE ONE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED OCTOBER 24, 1990 IN PLAT BOOK 69 PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS

SEE LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF

COMMONLY KNOWN AS: 9328 VAN BUREN STREET, CROWN POINT, INDIANA 46307

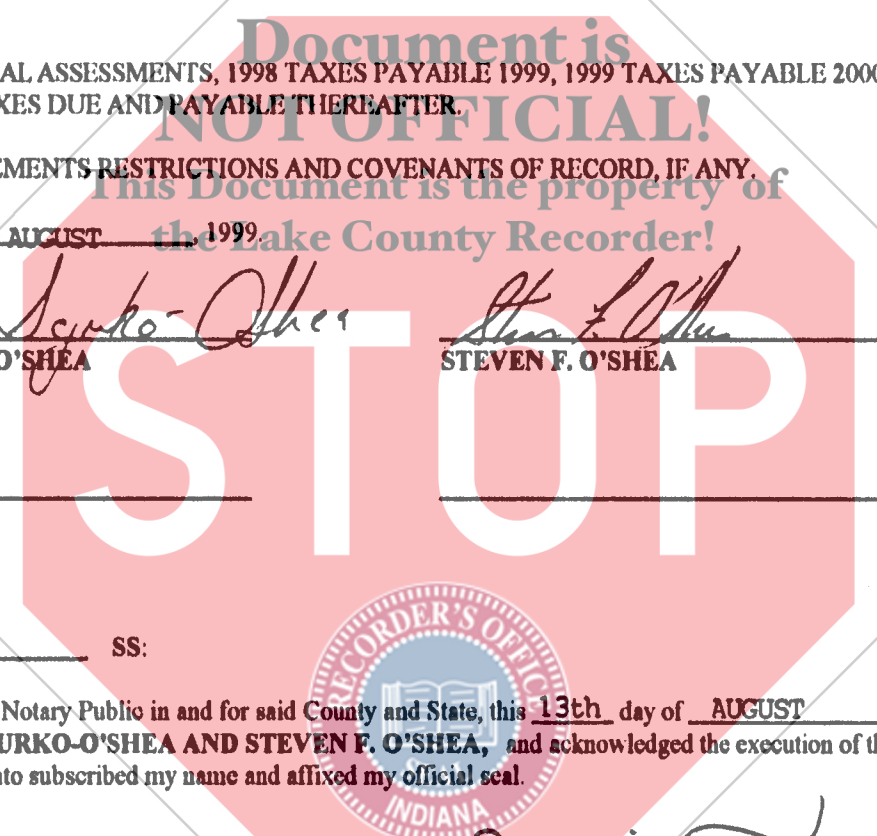
SUBJECT TO SPECIAL ASSESSMENTS, 1998 TAXES PAYABLE 1999, 1999 TAXES PAYABLE 2000 AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREAFTER.

SUBJECT TO EASEMENTS RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 13th day of AUGUST, 1999.

*Jennifer A. Sczurko-O'Shea*  
JENNIFER A. SCZURKO-O'SHEA

*Steven F. O'Shea*  
STEVEN F. O'SHEA



STATE OF INDIANA  
COUNTY OF PORTER SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of AUGUST, 1999, personally appeared: JENNIFER A. SCZURKO-O'SHEA AND STEVEN F. O'SHEA, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 01/12/08  
Resident of PORTER County

Signature *Tracie A. Kraszyk*  
Printed TRACIE A. KRASZYK, Notary Public

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS:

COMMUNITY TITLE COMPANY  
FILE NO L10394m

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 1999, personally appeared: \_\_\_\_\_ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature \_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No: 9534-45

Return Deed to: GEORGE DAMMER, 9328 VAN BUREN STREET, CROWN POINT, IN 46307  
Send Tax Bills to: GEORGE DAMMER, 9328 VAN BUREN STREET, CROWN POINT, IN 46307

ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 20 1999

PETER BENJAMIN  
LAKE COUNTY AUDITOR

001535

*12:00 P.M.  
COMM  
#1027*

O'SHEA/DAMMER

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID TRACT #2 AND RUNNING THENCE NORTH 51 DEGREES 44 MINUTES 17 SECONDS WEST ALONG THE SOUTHWESTERLY LINE THEREOF, 45.30 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 43 SECONDS EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 79.72 FEET TO A POINT ON THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2; THENCE EASTERLY ALONG SAID CURVED NORTHEASTERLY LINE, ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 68 FEET, AN ARC DISTANCE OF 43.08 FEET, TO A POINT OF INTERSECTION WITH THE CURVED WESTERLY LINE OF VAN BUREN STREET (40 FEET R/W); THENCE SOUTHERLY ALONG THE CURVED WESTERLY LINE OF VAN BUREN STREET, ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 197 FEET, AN ARC DISTANCE OF 26.26 FEET; THENCE SOUTH 83 DEGREES 15 MINUTES 28 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 10 FEET TO A POINT OF DEFLECTION IN SAID SOUTHEASTERLY LINE; THENCE SOUTH 38 DEGREES 15 MINUTES 43 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 82.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A DRIVEWAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT: PART OF TRACT #2 IN PEBBLE BROOKS, PHASE ONE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED OCTOBER 24, 1990 IN PLAT BOOK 69 PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLYMOST CORNER OF SAID TRACT #2 AND RUNNING THENCE NORTH 51 DEGREES 44 MINUTES 17 SECONDS WEST ALONG THE SOUTHWESTERLY LINE THEREOF, 45.30 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 43 SECONDS EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 79.72 FEET TO A POINT OF THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2. WHICH POINT IS THE TRUE PLACE OF BEGINNING; THENCE SOUTH 38 DEGREES 15 MINUTES 43 SECONDS WEST, PARALLEL TO THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 17 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 17 SECONDS WEST, A DISTANCE OF 3 FEET; THENCE NORTHERLY TO A POINT ON THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2, WHICH IS 14 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2. A DISTANCE OF 14 FEET TO THE PLACE OF BEGINNING.

COMMUNITY TITLE COMPANY  
FILE NO