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2000 FEB 23 PM 1:35

MORRIS W. CARTER  
RECORDER

**WARRANTY DEED**

MAIL TAX BILLS TO:  
3135 W. RIDGE ROAD  
GARY, IN 46408

TAX KEY NUMBER: PARCEL 1  
39-391-5  
PARCEL II  
39-45-8  
PARCEL III  
39-391-6

THIS INDENTURE WITNESSETH, That CHARLOTTE L. BENNETT

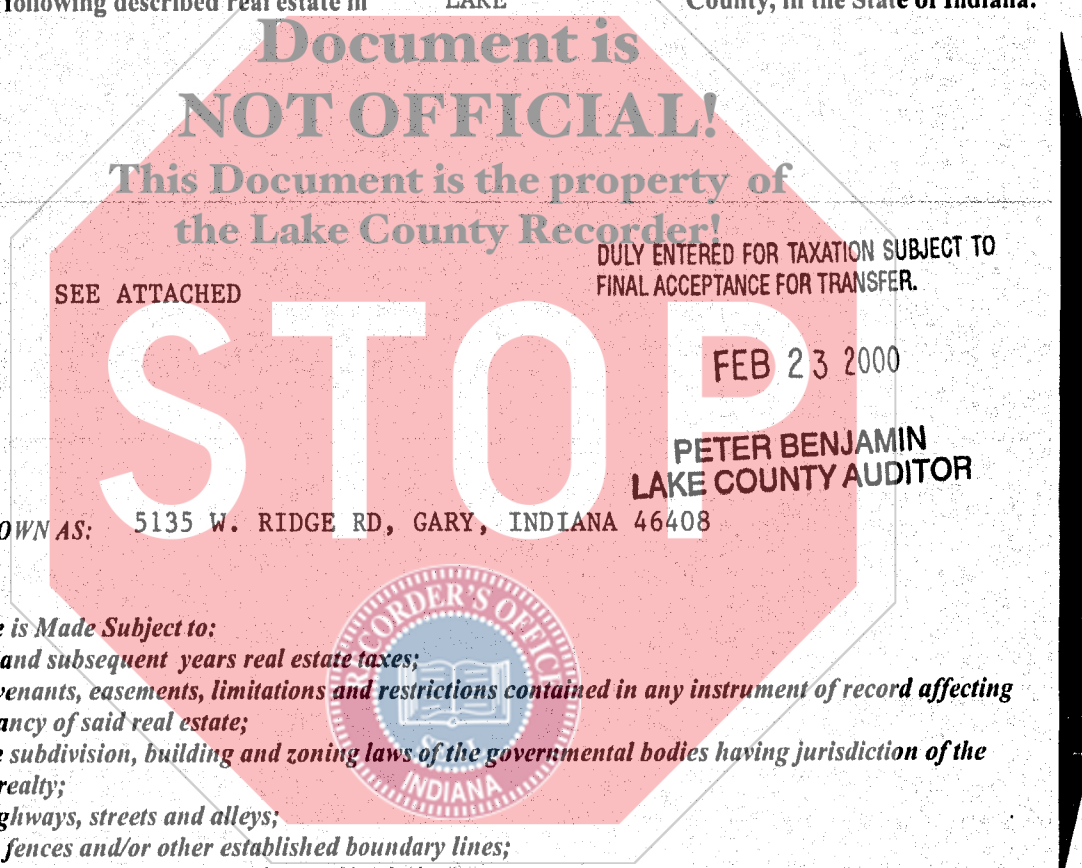
("Grantor(s)") of LAKE County in the State of INDIANA

CONVEYS AND WARRANTS TO BROADWAY AUTO BODY REPAIR, INC

of LAKE County in the state of INDIANA

in consideration of \$1.00 (One) Dollar 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:

92000137  
Broadway Auto #10



This Conveyance is Made Subject to:

- 1) Past, current and subsequent years real estate taxes;
- 2) The terms covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 3) All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
- 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.

State of INDIANA County of LAKE ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this 18 day of FEBRUARY 2000 personally appeared:  
CHARLOTTE L. BENNETT

Dated this 18 day of FEBRUARY 2000

*Charlotte L. Bennett* Seal  
CHARLOTTE L. BENNETT

And acknowledged the execution of the foregoing deed, on which I have hereunto subscribed my name and affixed my official seal.

SUSAN M. DOWNING

Notary Public

Resident of LAKE County  
My Commission Expires: 4-10-07

This Instrument prepared by: Robert B. Leopold, Attorney At Law, P.O. Box 3330; Munster, IN 46321 219/922-9661  
Lake County, IN Attorney Identification Number: 8767-45

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

16.00  
E.P.  
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1357

PARCEL I: Part of Lot 1 in Ridge Road Acres 1st Addition, as per plat thereof, recorded in Plat Book 26 page 23, in the Office of the Recorder of Lake County, Indiana, described as commencing at a point on the West line of said Lot 1, said point being 152.02 feet North of the Southwest corner of said Lot 1; thence South on said West line a distance of 152.02 feet; thence East on the South line of said Lot 1, a distance of 100.0 feet to the East line of said Lot 1; thence North on said East line a distance of 146.45 feet; thence Westerly a distance of 100.27 feet to the point of beginning, Lake County, Indiana.

PARCEL II: Part of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd Principal Meridian, described as commencing at the Southeast corner of said tract and running thence North along the East line thereof 237.2 feet to the centerline of Ridge Road; thence Northwesterly along Ridge Road 100.2 feet; thence South parallel to the East line of said tract 244.021 feet to the South line thereof; thence East 100 feet to the place of beginning, Lake County, Indiana.

PARCEL III: Part of Lots 1 and 2 in Ridge Road Acres 1st Addition, as per plat thereof, recorded in Plat Book 26 page 23, in the Office of the Recorder of Lake County, Indiana, described as commencing at the Northwest corner of said Lot 1; thence South on the West line of said Lot 1, a distance of 91.0 feet; thence Easterly, parallel to the centerline of Ridge Road, a distance of 134.80 feet; thence Northerly a distance of 90.81 feet to the centerline of Ridge Road; thence Westerly on said centerline a distance of 139.63 feet to the place of beginning, excepting the East 3 feet parallel to the East boundary line, Lake County, Indiana.

