

FILED JUN 20 2000

2000 042969

2000 JUN 20 AM 9:15

MORRIS W. CARTER  
RECORDER

**WARRANTY DEED**

TAX KEY NUMBER: 32-175-16

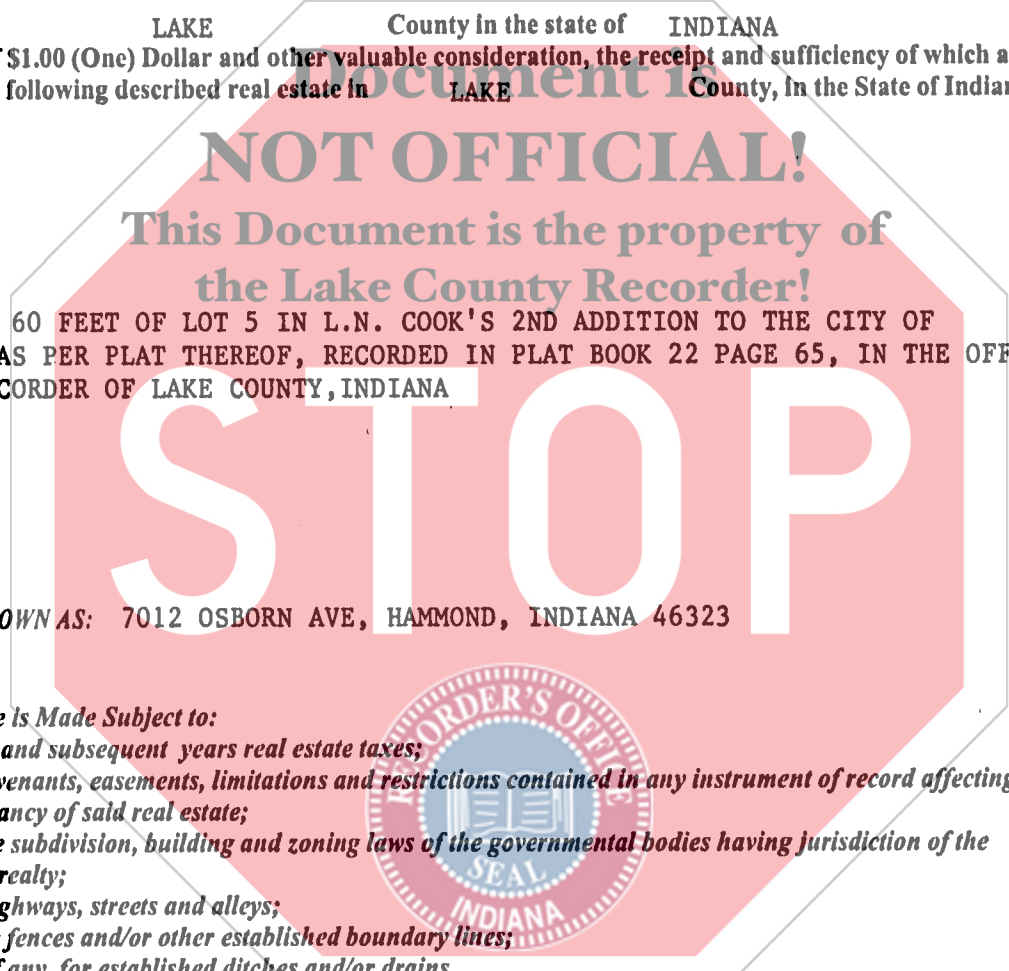
MAIL TAX BILLS TO:  
7012 OSBORN AVE  
Hammond In 46323

THIS INDENTURE WITNESSETH, That **DIANNE CARPENTER**  
("Grantor(s)") of **LAKE** County in the State of **INDIANA**

CONVEYS AND WARRANTS TO **PHILIP L. CHOATE AND MELODY A. CHOATE, HUSBAND AND WIFE**

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:

Choate #16920062143



THE SOUTH 60 FEET OF LOT 5 IN L.N. COOK'S 2ND ADDITION TO THE CITY OF  
HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 22 PAGE 65, IN THE OFFICE  
OF THE RECORDER OF LAKE COUNTY, INDIANA

COMMONLY KNOWN AS: 7012 OSBORN AVE, HAMMOND, INDIANA 46323

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.

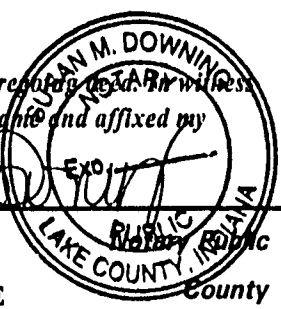
State of **INDIANA** County of **LAKE** ss: Dated this **14TH** day of **JUNE** 2000

Before me, the undersigned, a Notary Public in and for said County  
and State, this **14** day of **JUNE** 2000 personally appeared:  
**DIANNE CARPENTER**

*Dianne Carpenter* Seal  
**DIANNE CARPENTER**

And acknowledged the execution of the foregoing deed in witness  
whereof, I have hereunto subscribed my name and affixed my  
official seal.

*Susan M. Downing*  
**SUSAN M. DOWNING**  
Resident of **LAKE** County  
My Commission Expires: **4-10-08**



RECORDED FOR TAXATION SUBJECT  
JUN 19 2000 Seal

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\*\*\*

01309

14-02  
11