

2000 056305



WARRANTY DEED

TAX KEY# 14-246-13 Unit No. 12

THIS INDENTURE WITNESSETH, THAT RICKY PETPRACHAN AND KATHY S. PETPRACHAN, HUSBAND AND WIFE
OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT TO JAMES URBANCZYK AND MICHELLE COOLEY
OF LAKE COUNTY, STATE OF INDIANA, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA, TO-WIT:

Part of Lot 4, in Parkview Terrace 7th Addition to the Town of Dyer, as per plat thereof recorded in Plat Book 76, page 6, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Lot 4; thence South 00 degrees 16 minutes 46 seconds West along the East line of said Lot 4, a distance of 133.65 feet to the point of beginning; thence South 00 degrees 16 minutes 46 seconds West, along the East line of said Lot 4, a distance of 36.0 feet; thence North 89 degrees 43 minutes 14 seconds West, 59.0 feet; thence North 00 degrees 16 minutes 46 seconds East, 36.0 feet; thence South 89 degrees 43 minutes 14 seconds East, 59.0 feet to the point of beginning, commonly referred to as Unit 925 Windsor Lane, in Windsor Lane Townhomes, as shown in Plat Book 76, page 45.
A/K/A 925 WINDSOR LANE, DYER, IN 46311

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 1999 payable in 2000, and all subsequent years;
- 3) Defects, liens, encumbrances, and adverse claims of records, if any;
- 4) Roads and highways, streets and alleys;
- 5) Limitation by fences and/or other established boundary lines; and
- 6) All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.

IN WITNESS WHEREOF, THE SAID RICKY PETPRACHAN AND KATHY S. PETPRACHAN, HUSBAND AND WIFE
HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 31ST DAY OF JULY, 2000.

Ricky Petprachan
RICKY PETPRACHAN

Kathy S. Petprachan (SEAL)
KATHY S. PETPRACHAN (SEAL)

STATE OF INDIANA, COUNTY OF LAKE, SS:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICKY PETPRACHAN AND KATHY S. PETPRACHAN AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 31ST DAY OF JULY, 2000.

MY COMMISSION EXPIRES: 8/28/06
COUNTY OF RESIDENCE: LAKE Druanne M. Bocek NOTARY PUBLIC
SEND TAX STATEMENTS TO: 925 WINDSOR LANE, DYER, IN 46311
THIS INSTRUMENT PREPARED BY: NICHOLAS J. PADILLA
1948 DAVIS AVENUE
WHITING, IN 46394

F32189

HOLD FOR FIRST AMERICAN TITLE LEGAL OPINION RENDERED

