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45 D05-9912-ES-205

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Filed in Open Court

STATE OF INDIANA
LAKE COUNTY
FILED
EXECUTOR'S DEED

AUG 08 2000

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Anna M. Anton

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Chicago Title Insurance Company

R. SCOTT THEISSEN, Executor of the estate of William C. Theissen, deceased, which estate is under the supervision of the Superior Court of Lake County under Cause No. 45D05-9912-ES-205, in the Office of the Clerk of the Superior Court of Lake County, Indiana, pursuant to an order of the Superior Court of Lake County, Indiana, dated the 26th day of April, 2000, hereby conveys to BERNARD BENNETT and DORIS I. BENNETT, husband and wife of Lake County, State of Indiana, for the sum of Ten (\$10.00) Dollars and other good and sufficient consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

Apartment D-1, in Chateau Cour, in Les Chateau Carres Condominium, Highland, as shown in plat book 41 page 68 a horizontal property regime as recorded as instrument number 153015 under date of June 16, 1972, and Amendment recorded March 14, 1980, as Instrument Number 577241, as per plat thereof, recorded in Plat Book 42, page 37, in the Office of the Recorder of Lake County, Indiana, together with the undivided interest appertaining thereto.

commonly known as 2256 Bordeau Walk, Apt. D1, Highland, Indiana,

SUBJECT TO:

1. Real estate taxes for the year 1999 payable in 2000 and all subsequent years.
2. Terms, provisions, covenants, easements and restrictions, in the declaration of Chateau Cour, (the Declaration) recorded June 16, 1972 as Document No. 153015, and as amended by First Amendment to Declaration of Condominium recorded March 14, 1980 as Document No. 577241, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in Les Chateaux Carres, Inc., but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. Covenants, conditions, and restrictions contained in a Warranty Deed, recorded May 22, 1978, as Document No. 469485 and various other deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
4. Easement for utilities, communications and for private roads and walkways over the Southerly 15 feet of Chateau Cour as shown on recorded plat of said subdivision.
5. Easement for utilities in favor of Northern Indiana public Service Company, a corporation, and Illinois Bell Telephone Corporation, dated January 6, 1971 and December 21, 1971 and recorded February 17, 1971 as Document No. 89662.

AUG 29 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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Estate of Theissen
Case No 45 DV-9912-ES-205

6. Easement for utilities in favor of Northern Indiana Public Service Company, a corporation, and Illinois Bell Telephone Company, a corporation dated January 6, 1971 and December 21, 1971 and recorded February 8, 1971 As Document No. 88556

IN WITNESS WHEREOF, the said R. SCOTT THEISSEN, Executor of the Estate of William A. Theissen, has hereunto set his hand and seal this 31st day of ~~August~~ ^{JULY}, 2000.

Filed in Open Court

Document is NOT OFFICIAL

AUG 08 2000

Anna M. Anton
CLERK LAKE SUPERIOR COURT

R. Scott Theissen

R. SCOTT THEISSEN, Executor of the Estate of William A. Theissen, Deceased

STATE OF PENNSYLVANIA)

SS:

COUNTY OF ALLEGHENY)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared R. SCOTT THEISSEN, Executor of the Estate of William A. Theissen, and acknowledged the execution of the said Deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 31ST day of ~~August~~ ^{July}, 2000.



Thomas S. Graham

, Notary Public

My Commission Expires: 9/23/00

Notarial Seal
Thomas S. Graham, Notary Public
Richland Twp., Allegheny County
My Commission Expires Sept. 23, 2000
Member, Pennsylvania Association of Notaries

EXAMINED AND APPROVED IN OPEN COURT
THIS 8 DAY OF AUGUST, 2000.

Found Not Recommended
[Signature]

James J. Richards
JUDGE, Lake Superior Court
Room Number Five

James J. Richards