

2000 080179 FIRST AMERICAN TITLE  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
OCT 30 2000  
CLERK OF SUPERIOR COURT  
RECORDER

### WARRANTY DEED

TAX KEY# 14-246-1 Unit No. 12

THIS INDENTURE WITNESSETH, THAT KENNETH G. BALAZS AND SANDRA L. LOZANO-BALAZS, HUSBAND AND WIFE OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT TO LORETTA M. GALOVICH 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 1 in Parkview Terrace 7<sup>th</sup> 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 Northwest corner of said Lot 1; thence South 00 degrees 16 minutes 46 seconds West along the West line of said Lot 1 a distance of 98.35 feet to the place of beginning; thence South 89 degrees 43 minutes 14 seconds East a distance of 59.0 feet; thence South 00 degrees 16 minutes 46 seconds West a distance of 54.25 feet; thence North 89 degrees 43 minutes 14 seconds West a distance of 59.0 feet to a point on the West line of Lot 1; thence North 00 degrees 16 minutes 46 seconds East along the West line of Lot 1 a distance of 54.25 feet to the place of beginning, commonly referred to as Unit 901 Windsor Lane in Windsor Lane Townhomes as shown in Plat Book 76, page 45.

A/K/A 901 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 KENNETH G. BALAZS AND SANDRA L. LOZANO-BALAZS, HUSBAND AND WIFE

HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 31<sup>ST</sup> DAY OF OCTOBER, 2000.

*Kenneth G. Balazs*  
KENNETH G. BALAZS

*Sandra L. Lozano-Balazs* (SEAL)  
SANDRA L. LOZANO-BALAZS (SEAL)  
NOTARIES FOR TAXATION SUBJECT TO  
LIABILITY FOR TRANSFER

STATE OF INDIANA, COUNTY OF LAKE, SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KENNETH G. BALAZS AND SANDRA L. LOZANO-BALAZS AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>ST</sup> DAY OF OCTOBER, 2000.

MY COMMISSION EXPIRES: 02/15/07

COUNTY OF RESIDENCE: LAKE

*Kim A. Diaz*  
KIM A. DIAZ

NOTARY PUBLIC

SEND TAX STATEMENTS TO: 901 WINDSOR LANE, DYER, IN 46311

THIS INSTRUMENT PREPARED BY:

NICHOLAS J. PADILLA  
1948 DAVIS AVENUE  
WHITING, IN 46394

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

HOLD FOR FIRST AMERICAN TITLE

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