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2002 007655



### WARRANTY DEED

TAX KEY# 32-1-6 Unit No. 26

THIS INDENTURE WITNESSETH, THAT NANCY E. ASHLEY

OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT TO CITIZENS FINANCIAL SERVICES, FSB, AS TRUSTEE OF TRUST NO. 240030

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:

The North 40 feet of Lots 6 to 10, both inclusive, in Block 1 in Avondale, in the City of Hammond, as per plat thereof, recorded in Plat Book 20, page 7, in the Office of the Recorder of Lake County, Indiana.

A/K/A 7242 OSBORN AVENUE, HAMMOND, IN 46323

**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 2001 payable in 2002, 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 NANCY E. ASHLEY

HAVE HEREUNTO SET HER HAND AND SEAL THIS 18<sup>TH</sup> DAY OF JANUARY, 2002.

Nancy E Ashley

(SEAL)

(SEAL)

NANCY E. ASHLEY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ADJUSTMENT ON TRANSFER

STATE OF INDIANA, COUNTY OF LAKE, SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NANCY E. ASHLEY AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>TH</sup> DAY OF JANUARY, 2002.

JAN 23 2002

MY COMMISSION EXPIRES: 05/16/09

COUNTY OF RESIDENCE: LAKE

CORINA CASTEL RAMOS NOTARY PUBLIC

SEND TAX STATEMENTS 7242 OSBORN AVENUE, HAMMOND, IN 46323

1544 45th Street  
Munster, In 46321

THIS INSTRUMENT PREPARED BY:

NICHOLAS J. PADILLA  
1948 DAVIS AVENUE  
WHITING, IN 46394

\*\*\* NO LEGAL OPINION RENDERED \*\*\* 001450

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HOLD FOR FIRST AMERICAN TITLE

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