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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2002 046157

2002 MAY 14 AM 9: 53

06027579 - 730

MORRIS W. CARTER
RECORDER

WARRANTY DEED

Parcel Number(s): 24-30-597-44 and 56

THIS INDENTURE WITNESSETH, That *Surviving Heirs-at-Law of Florence Ballentine, deceased* ("Grantor") of *Lake* County, in the State of Indiana, CONVEYS AND WARRANTS to *Michelle Ballentine* ("Grantee") of *Lake* County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in *Lake* County, State of Indiana:

Parcel 1: Lot 44 and the South 3 feet of Lot 45 in Block 4 in Roxana Park 4th Addition to East Chicago, as per plat thereof, recorded in Plat Book 29, page 47, in the Office of the Recorder of Lake County, Indiana, except the following: Commencing at the Northwest corner of said tract; thence South 89 degrees 31 minutes 02 seconds East on the North line thereof a distance of 70.73 feet to the place of beginning; thence South 57 degrees 23 minutes 56 seconds East a distance of 63.93 feet to a point on the East property line; thence North 0 degrees 15 minutes 41 seconds West on the East property line, a distance of 33.99 feet to the North property line; thence North 89 degrees 31 minutes 02 seconds West on the North property line 53.70 feet to the place of beginning.

Parcel 2: Part of Lot 45 in Block 4 in Roxana Park 4th Addition to East Chicago, as per plat thereof, recorded in Plat Book 29, page 47, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the West line of said Lot that is 3 feet North of the Southwest corner of said lot; thence North 0 degrees 16 minutes 06 seconds West on the West line of said Lot, 37 feet to the Northwest corner of said lot; thence South 89 degrees 31 minutes 02 seconds East 12.28 feet on the North line of said lot; thence South 57 degrees 23 minutes 56 seconds East 69.59 feet; thence North 89 degrees 31 minutes 02 seconds West 70.73 feet to the place of beginning.

Parcel 3: That part of Lot 46, lying South and West of the Indiana Toll Road, (a center line survey map of which is on file in the Office of the Recorder of Lake County, Indiana), in Block 4 in Roxana Park 4th Addition to East Chicago, as per plat thereof, recorded in Plat Book 29, page 47, in the Office of the Recorder of Lake County, Indiana.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

DULY ENTERED FOR RECORD AND SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 14 2002

001150

HOLD FOR FIRST AMERICAN TITLE

06027579 LAKE COUNTY AUDITOR

16-
with
7 A A

The address of such real estate is commonly known as **5435 Wegg Avenue, East Chicago, IN 46312**. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 9th day of May, 2002.

Grantor:

Signature: 
Printed: **Shawn Ballentine, Personal Representative**

STATE OF INDIANA)

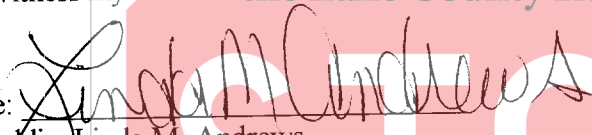
)SS:

ACKNOWLEDGMENT

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **Shawn Ballentine, Personal Representative**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 9th day of May, 2002.

Signature: 
Notary Public: Linda M. Andrews
My Commission Expires: 9/17/08
Resident of Porter County

This instrument was prepared by Alan V. Anderson, Attorney at Law 14177-49.

Send tax bills to: **5435 Wegg Avenue, East Chicago, IN 46312**

After recording, return deed to: **First American Title Insurance Company, 5265 Commerce Drive, Crown Point, IN 46307**

