2003 200 - 8 9 10 2003 070112

· MAIL TAX BILLS TO: 2665 High Sierra Dr. Valparaiso, IN 46385

© 7. Tax Key No.43-53-0012-0033

## **WARRANTY DEED**

This indenture witnesseth that TIMOTHY JANOWSKY and PEGGY JANOWSKY, husband and wife, of Lake County, State of Indiana, convey and warrant to PEOPLES BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 2003 AND KNOWN AS TRUST NO. 10329 of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

THE WEST 130 FEET OF THE EAST 430 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., EXCEPT THE NORTH 80 FEET THEREOF, IN LAKE COUNTY, INDIANA.

Commonly known as 3448 East 81st Avenue, Merrillville, Indiana 46410

Subject To: All unpaid real estate taxes and assessments for 2002 payable in 2003, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, fimitations and building setback lines contained in prior instruments of record, and for all building and zoning

Subject To: Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Subject To: Covenants, conditions and restrictions contained in a deed, recorded March 7, 1950 in Deed Record 856 page 426 in Lake County, Indiana.

Subject To: Rights of the Public and the State of Indiana, in and to that part of the land taken for highway purposes by State Highway Project #17, as recited in Deed recorded August 18, 1942 in Deed Record 662, pages 234 and 235.

Subject To: Terms and provisions of the Economic Development Figure 1 and annual and annual thereto, Resolution Nos. 001-1992 and 02-1992 of the Lake County Redevelopment Commission, recorded February 24, 1993 as Document Nos. 93012507 and 93 TRANSPER TO TRANSPER Subject To: Terms and provisions of the Economic Development Plan and amendment

Subject To: Terms and provisions of a Declaration Resolution by the Lake County Redevelopment Commission to authorize acquisition of real estate for sanitary sewer and 7 2003 storm water projects recorded May 4, 1994 as Document No. 94033039. STEPHEN - COLOR

Subject To: Terms and provisions of Interlocal Cooperation Agreement between the Laker Mulicular County Redevelopment Commission and the Merrillville Conservancy District recorded May 14, 1993 as Document No. 93031182.

Subject To: Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as U.S. R. 30 to and from the land herein as set out in a deed to the State of Indiana recorded July 8, 1998 as Document No. 98051609.

000463 /L.\_

TICOR MO

920034278

The Real Estate and all improvements located thereon are being transferred in "As Is" Condition without any warranty or representation as to its habitability or useability.

Dated this <u>1st</u> day of July, 2003.

TIMOTHY JANOWSKY

PEGGY JANOWSKY

STATE OF INDIANA

) SS:

COUNTY OF LAKE

Document is

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of July, 2003, personally appeared Timothy Janowsky and Peggy Janowsky, husband and wife, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

10-8-10

Cheri M. Jolliff 17

CHERI M. JOLLIFF

, Notary Public

County of Residence:

Porter

SEAL MOIANA...

This instrument prepared by:

Richard E. Anderson, #2408-45

Anderson & Ward, P.C.

Barrister Court 9211 Broadway Merrillville, IN 46410 (219) 769-1892