

2004 013098

2004 FEB 17 10:00 AM

MOBILE

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **ROBERT J. THOMAS**, GRANTOR(S) of **NEW CASTLE** County in the State of **DELAWARE**, CONVEYS AND WARRANTS to **ERIK A. MENDOZA AND JOSEPH P. MENDOZA, JR., JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** of **LAKE** County in the State of **INDIANA**, as GRANTEE(S) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in **LAKE** County, in the State of Indiana:

NORTH 22-1/2 FEET OF LOT 23, LOT 24, BLOCK 3 ROXANA FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7432 MARSHALL, HAMMOND, INDIANA 46323

Unit No. 20 Key No. 35-359-23

SUBJECT TO SPECIAL ASSESSMENTS, 2002 TAXES PAYABLE 2003, 2003 TAXES PAYABLE 2004, 2004 TAXES PAYABLE 2005, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD, IF ANY.

Dated this 16th day of February, 2004

Robert J. Thomas

ROBERT J. THOMAS

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of February, 2004, personally appeared: **ROBERT J. THOMAS**, 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: _____
Resident of _____ County



Lisa Ann Ross
Signature
Printed _____, Notary Public
**LISA ANN ROSS
NOTARY PUBLIC - INDIANA
My Commission Expires 10/28/11**

This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No. 9534-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: **ERIK A. MENDOZA AND JOSEPH P. MENDOZA, JR.**
Send Tax Bills To: **ERIK A. MENDOZA AND JOSEPH P. MENDOZA, JR.**

*7432 Marshall
Hammond, IN 46323*

COMMUNITY TITLE COMPANY
FILE NO 627921

FILED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER

FEB 17 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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