

2

# CORPORATE LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that, Horseshoe Hammond, Inc., an Indiana Corporation ("Grantor") of Lake County, in the State of Indiana, BARGAINS, SELLS and CONVEYS to ~~James Klimesh, An Indiana resident~~ ("Grantee"), for the sum of Ten (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana (hereinafter called the "Real Estate"):

\*\* JAMES R. KLIMESH LIVING TRUST DATED FEBRUARY 10, 1998

Lots 9 and 10, in Higgins Park Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 85, page 99, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 3726 Higgins Park South Avenue, Hammond, Indiana

Subject to all limitations, conditions, covenants and restrictions, if any, in the claims of title and/or of record to the Real Estate hereby conveyed and also subject to all highways, easements, rights-of-way, use, building line, plat and zoning restrictions, if any.

TO HAVE AND TO HOLD said Real Estate to the said Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor except those set forth above, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other. It is the purpose of this deed to transfer fee simple to the said Real Estate to Grantee.

GRANTOR certifies that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed.

IN WITNESS WHEREOF the Grantor has executed this Corporate Limited Warranty Deed this 18 day of February, 2004.

  
Daniel T. Kozlowski, Agent  
Horseshoe Hammond, Inc.

748 002  
HOLD FOR AMERICAN TITLE

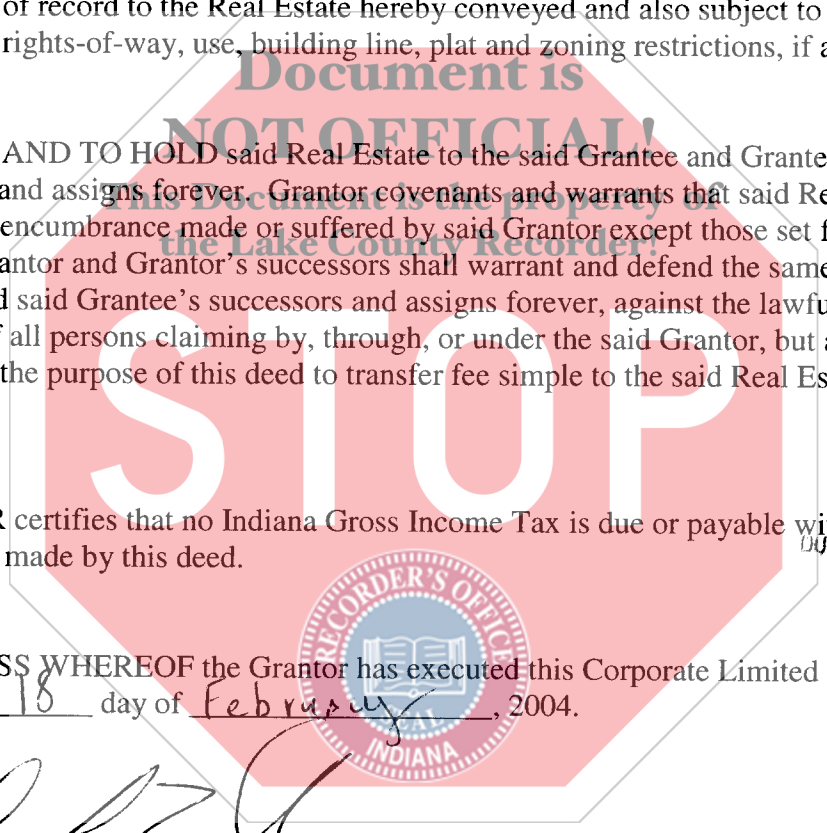
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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 2 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR



2004 02 11 19

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

On this 18<sup>th</sup> day of February, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel T. Kozlowski, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as Agent of the Grantor, having acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



LISA WIGHTMAN HAMMANS, Notary Public  
My Commission Expires: 11/16/11  
County of Residence: Marion

LISA WIGHTMAN HAMMANS, Notary Public  
My Commission Expires: 11/16/11  
County of Residence: Marion

Printed Name

Notary Public

My Commission Expires:

County of Residence:

**Document is NOT OFFICIAL!**  
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Send tax statements and Grantees' Mailing address is:

**STOP**



This instrument was prepared by: Daniel T. Kozlowski, Attorney at Law, 55 Monument Circle, Suite 515, Indianapolis, IN 46204 (317) 264-9999