

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 040435

2004 MAY 17 AM 10:17

MORRIS W. CARTER
RECORDER

Parcel No. 26-34-188-14, Taxing Unit and Code No. 26
Parcel No. 26-34-188-15 (N 1/2 Lot 24), Taxing Unit and Code No. 26

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT **HELEN CZERWINSKI** ("Grantor"), of Lake County, State of Indiana, conveys and warrants to **ARTURO AVALOS** ("Grantee"), of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

THE SOUTH 1/2 OF LOT 22, ALL OF LOT 23 AND THE NORTH 1/2 OF LOT 24 IN BLOCK 3 OF JACKSON TERRACE IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
Commonly known as 7042 VanBuren Avenue, Hammond, Indiana 46324

This conveyance is made subject to:

1. The terms, covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building, and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real estate taxes for the year 2003 payable 2004 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said **HELEN CZERWINSKI** has hereunto set her hand, this 12 day of May, 2004.

Helen Czerwinski

HELEN CZERWINSKI

STATE OF INDIANA)
COUNTY OF LAKE)

SS:



BEFORE ME, the undersigned, a notary public for said County and State, personally appeared **HELEN CZERWINSKI**, and acknowledged the execution of the above and foregoing instrument to be her voluntary act and deed.

WITNESS MY HAND AND SEAL, this 12 day of May, 2004.

Druanne M. Bocek

My Commission Expires: 08/28/2006

Druanne M. Bocek, Notary Public

SEND TAX STATEMENTS TO: 7042 VanBuren Avenue, Hammond, Indiana 46324

THIS INSTRUMENT PREPARED BY: Michael D. Dobosz, Ind. Attorney No. 14539-49
Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP
2637 - 45th Street, Highland, Indiana 46322

ONLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 11 2004

*** NO LEGAL OPINION RENDERED ***

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

HOLD FOR FIRST AMERICAN TITLE

822337

04/24/04

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FAD
DC