

2004 044593

Parcel No. 26-34-78-19, Taxing Unit and Code No. 26

WARRANTY DEED

MODEL

THIS INDENTURE WITNESSETH, THAT MIGUEL A. ANDRADE ("Grantor"), of Lake County, State of Indiana, conveys and warrants to THOMAS J. KIMMEL, A SINGLE MAN ("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:

> LOT 18 IN BLOCK 8 IN HESSVILLE GARDENS, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Commonly known as 6627 Arkansas Avenue, Hammond, Indiana 46323

This conveyance is made subject to:

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

IN WITNESS WHEREOF, the said MIGUEL A. ANDRADE has hereunto set his hand, this 24 day of , 2004.

STATE OF INDIANA

COUNTY OF LAKE

BEFORE ME, the undersigned, a notary public for said County and State, personally appeared MIGUEL A. ANDRADE, and acknowledged the execution of the above and foregoing instrument to be his voluntary act and deed.

WITNESS MY HAND AND SEAL, this 24 day of MAY

My Commission Expires: 08/28/2006

SEND TAX STATEMENTS TO: 6627 Arkansas Avenue, Hammond, Indiana 46323

THIS INSTRUMENT PREPARED BY: Robert M. Schwerd, Ind. Attorney No. 220-45

Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP

2637 - 45th Street, Highland, Indiana 46322

*** NO LEGAL OPINION RENDERED***

PHAY ENTERED FOR TAXATION SUBJECT TO FINAL SCHEMTANCE FOR TRANSFER

MAY 2 7 2004

STEPHEN R. STIGLICH LAKE COUNTY AUDITOR

HOLD FOR FIRST AMERICAN TITLE

811939