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**WARRANTY DEED**

**THIS INDENTURE WITNESSETH, That BEVERLEE ANN NIKSICH GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to RUBEN ALFARO, JR. AND LAURA MATA, 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:**

**LOT 164 (ONE HUNDRED SIXTY-FOUR), IN GLEN WOOD ADDITION TO HOBART, UNIT NO. 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 73, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 4382 14<sup>TH</sup> LANE, HOBART, IN 46342

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.

TAX KEY NO. 27-17-0249-0007  
SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 25 day of June, 2004.

Beverlee Ann Niksich  
BEVERLEE ANN NIKSICH

STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25<sup>th</sup> day of June, 2004, personally appeared: **BEVERLEE ANN NIKSICH** 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: 4-15-08  
Resident of Lake County

Signature Patricia Ludwig  
Printed PATRICIA LUDWIG Notary Public

STATE OF  
COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, personally appeared: \_\_\_\_\_ 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 Printed \_\_\_\_\_, Notary Public

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 29 2004

Return Deed To: **RUBEN ALFARO, JR. AND LAURA MATA** 4382 - 14TH LANE  
Send Tax Bills To: **RUBEN ALFARO, JR. AND LAURA MATA** HOBART, INDIANA

**STEPHEN R. STIGLICH**  
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY  
FILE NO L 28899

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1/19/04