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2004 094139

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 NOV -4 AM 11:00

MORRIS W. CARTER
TAX KEY # 26-36-0474-0001
RECORDER

MAIL TAX BILLS TO:
430 Vine Street
Hammond IN 46324

WARRANTY DEED

Frank T. Magalski conveys and warrants to Mauro M. Patino, Sr., a married man, for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County, Indiana:

Lot 1, in Block 1, in John Zachau's Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 28, page 26, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 430 Vine Street, Hammond, IN, 46324.

Document is NOT OFFICIAL!

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes for 2003 due and payable 2004 and all years thereafter.
2. Covenants, restrictions, and easements of record.
3. Applicable building codes and zoning ordinances.
4. Terms and provisions of an agreement relating to Preliminary Economic Revitalization Area Resolution Ten (10) year Tax Abatement request for real property City-wide Housing Infill Program (C.H.I.P.) (June 1998 request 430 & 434 Vine Street) Resolution No. 8087.R12 recorded August 4, 1998 as Document No. 98059685, in the Office of the Recorder of Lake County, Indiana.
5. Terms and provisions of an agreement relating to An Ordinance of the Common Council of the City of Hammond, Indiana, designating certain area within the City as an Economic Development Target Area for purposes of real property Ten (10) year Tax Abatement City-wide Housing Infill Program (C.H.I.P.) (June 1998 request - 430 & 434 Vine Street) Resolution No. 8097 recorded August 4, 1998 as Document No. 98059686, in the Office of the Recorder of Lake County, Indiana.
6. Terms and provisions of an agreement relating to Final Economic Revitalization Area Resolution Ten (10) year Tax Abatement City-wide Housing Infill Program (C.H.I.P.) (June 1998 request - 430 & 434 Vine Street) Resolution No. 8097.R3 recorded August 4, 1998 as Document No. 98059687, in the Office of the Recorder of Lake County, Indiana.

DATED ^{30th} 26th day of October, 2004.

Frank T. Magalski
Frank T. Magalski

WHEN RECORDED RETURN TO:
PROFESSIONALS' TITLE SERVICES, LLC
9195 BROADWAY
KENTONVILLE, IN 46410

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

NOV 4 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

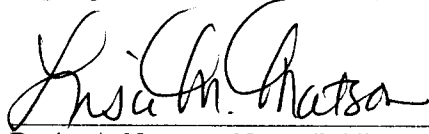
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STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary in and for said County and State, ^{30th} 28th day of October, 2004, personally appeared Frank T. Magalski, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

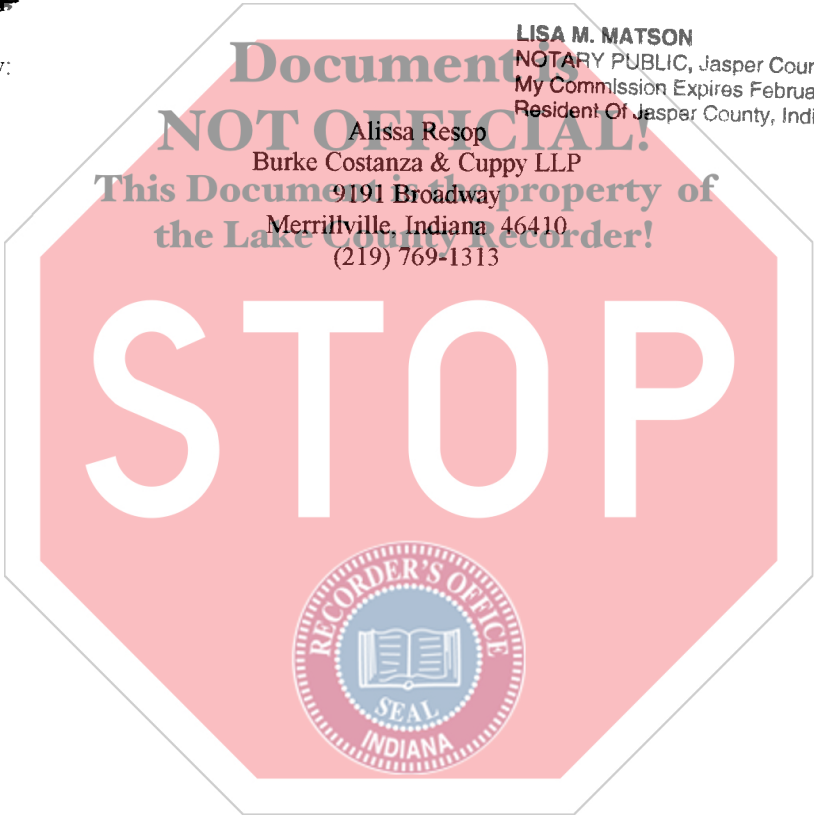


Denise A. Newman, Notary Public

My Commission Expires: ~~08/28/09~~

County of Residence: ~~Denton~~

This instrument prepared by:



LISA M. MATSON
NOTARY PUBLIC, Jasper County, Indiana
My Commission Expires February 1, 2008
Resident Of Jasper County, Indiana

Alissa Resop
Burke Costanza & Cuppy LLP
9191 Broadway
Merrillville, Indiana 46410
(219) 769-1313