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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
2004 094779
NOV 5 2004

2004 NOV -5 AM 10:27

MORENO WINTER
RECORDER

Mail tax bills to:
Scott A. Betustak
441 139th Street
Hammond, IN 46327

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Irene A. Garcia ("Grantor") of Lake County in the State of Indiana CONVEY(S) AND WARRANT(S) TO Scott Betustak ("Grantee") of Lake County in the State of Indiana in consideration of Ten Dollars and other good and 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 22 and the West 12 1/2 feet of Lot 23, Block 2, Douglas Park Manor, in the City of Hammond, as per plat thereof. recorded in Plat Book 17, page 26, in the Office of the Recorder of Lake County, Indiana.

Key #26-33-0015-0023

Commonly known as 441 139th Street, Hammond, IN 46327

Subject to: 2003 payable to 2004 real estate taxes and all subsequent years thereto.

Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

Easements, liens or encumbrances or claims thereof, which are not shown by the public records.

Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.

Covenants, conditions, restrictions, utility and drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision.

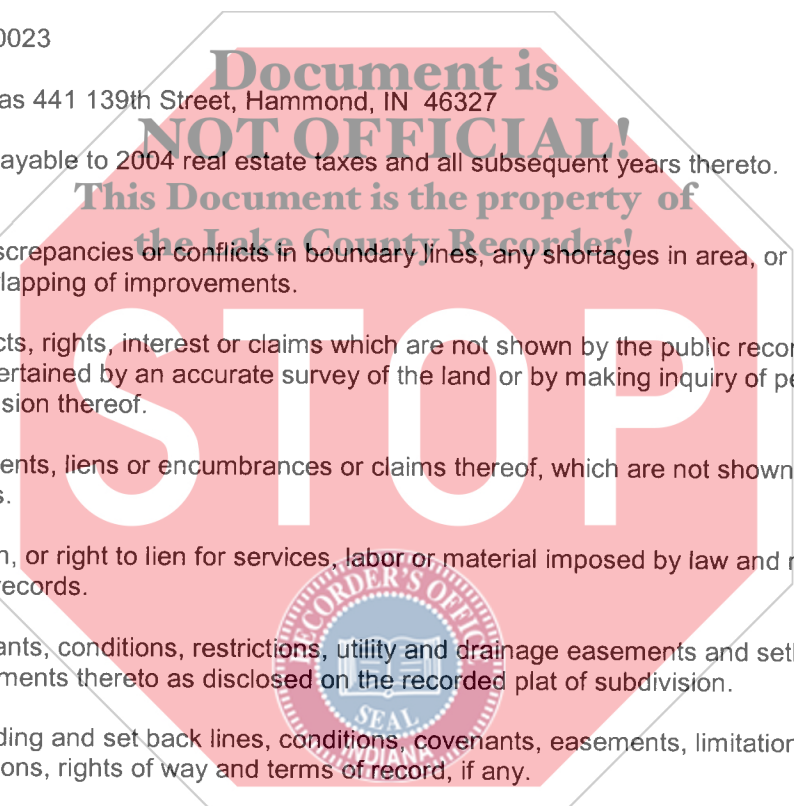
All building and set back lines, conditions, covenants, easements, limitations, provisions, restrictions, rights of way and terms of record, if any.

Easement in favor of Illinois Bell Telephone Company, its successors and assigns Type of easement: to Construct place and maintain buried cable Recorded January 21, 1947 Instrument No.: Miscellaneous Record 457/426, Document No. 261007. Subject to the terms and conditions thereof.

HOLD FOR THE TALON GROUP

937115

000533



16129
705129

Dated this 29 day of October, 2004.

Irene A. Garcia
(Signature)

Irene A. Garcia
(Printed Name)

COUNTY OF LAKE, STATE OF INDIANA SS:

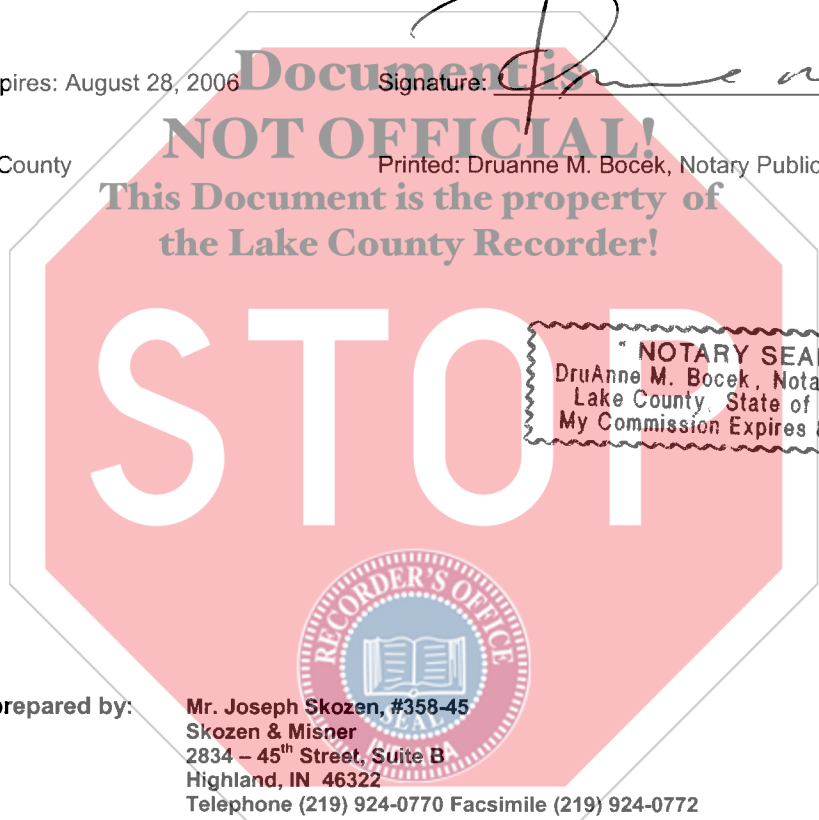
Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of October, 2004, personally appeared: Irene A. Garcia and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: August 28, 2006
Signature: Druanne M. Bocek

Resident of Lake County

Printed: Druanne M. Bocek, Notary Public

Document is NOT OFFICIAL!
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" NOTARY SEAL "
DruAnne M. Bocek, Notary Public
Lake County, State of Indiana
My Commission Expires 8/28/06

This instrument prepared by: **Mr. Joseph Skozen, #358-45**
Skozen & Misner
2834 - 45th Street, Suite B
Highland, IN 46322
Telephone (219) 924-0770 Facsimile (219) 924-0772

Mail To:
Scott A. Betustak
441 139th Street
Hammond, IN 46327