TAILE OF INDIANA AKE COUNTY FILED FOR RECORD

2005 000246

2005 JAN - 4 AM H: 00

MICHAEL A BROWN

Parcel No. 26-35-235-11, Taxing Unit and Code No. 26-Harnmond

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT RANDY BALKO ("Grantor"), of Lake County, State of Indiana, conveys and warrants to KATRINA MACANOVICH ("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 11 EXCEPT THE NORTH 7 FEET IN BLOCK 16 IN PARK VIEW ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1723 Brown Avenue, Whiting, Indiana 46394

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.
- Roads and highways, streets and alleys; t is the property of 4.
- Limitation by fences and/or other established boundary lines; 5.
- Easements, if any, for established ditches and/or drains. 6

IN WITNESS WHEREOF, the said RANDY BALKO has hereunto set his hand, this 29 day of Vecember, 2004.

STATE OF INDIANA

COUNTY OF LAKE

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

WITNESS MY HAND AND SEAL, this

SS:

My Commission Expires: _08/28/2006

County of Residence: <u>LAKE</u>

SEND TAX STATEMENTS TO: 1723 Brown Avenue, Whiting, Indiana 46394

NOTARY SEAL

DruAnne M. Bocek, Notary Public
Lake County, State of Indiana
My Commission Expires 8/28/06

THIS INSTRUMENT PREPARED BY: Michael D. Dobosz, Ind. Attorney No. 14539-45

Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP

DRUANNE M. BOCEK, Notary Public

2637 - 45th Street, Highland, Indiana 46322

*** NO LEGAL OPINION RENDERED***

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> 2005 JAN 4

STEPHEN R. STIGLICH LAKE COUNTY AUDITOR HOLD FOR THE TALON GROUP

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