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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 002207

2005 JAN 12 AM 10:55

Mail tax bills to:
Charles and Mary Swiercz
561 Eastwood
Lowell, IN 46356

MICHAEL A. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Michael C. Born, Married, ("Grantor") of Lake County in the State of Indiana CONVEYS AND WARRANTS to Charles Swiercz and Mary Swiercz, Husband and Wife, ("Grantees") 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, Woodland Manor Unit 2, an Addition to the Town of Lowell, as per plat thereof, recorded in Plat Book 42, page 20, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 4-80-17

Taxing Unit: 17

Commonly known as: 561 Eastwood, Lowell, Indiana 46356

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

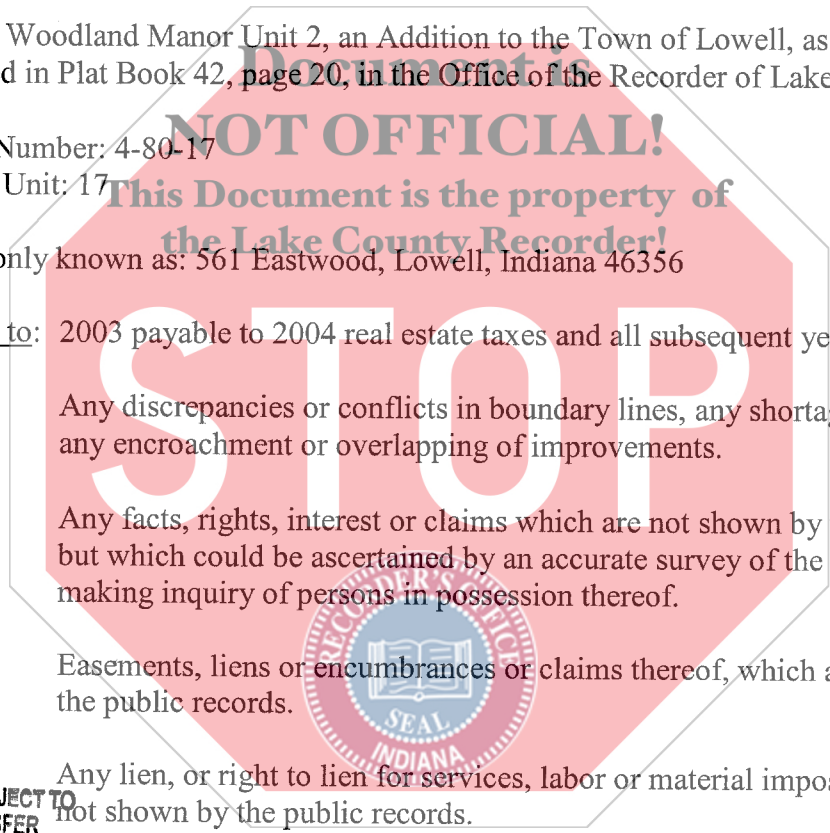
Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

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.



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 12 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

mml/OW/Talon/Born

HOLD FOR THE TALON GROUP

#969306 1

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16-
LP
TG

Building setback line as shown on the recorded plat of the subdivision.
Affects: the west 30 feet of subject property.

Easement for public utilities, drainage, and landscape as shown on the
recorded plat of the subdivision. Affects the East 30 feet of subject property.

Dated this 10 day of January, 2005.



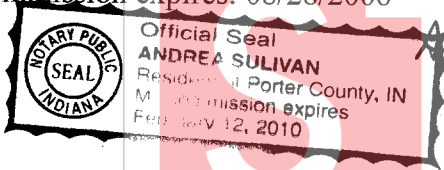
MICHAEL C. BORN

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of January 2005, personally appeared Michael C. Born, 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: 08/28/2006

Signature: _____



Andrea Sullivan Dr. Druanne M. Bocek, Notary Public
Resident of Lake County

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:
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Lowell, IN 46356