

2005 003580

2005 JAN 19 AM 10:21

MICHAEL A. MATH  
RECORDER

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH, That JOHN DARYL NITZSCHKE AND CAREY R. NITZSCHKE, HUSBAND AND WIFE, GRANTOR(S) of MORGAN County in the State of TENNESSEE, CONVEYS AND WARRANTS to JUAN HERNANDEZ, of COOK County in the State of ILLINOIS 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 36 IN HARVEST RIDGE PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75 PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

*Tax Key No. 33-23-0170-0011*

COMMONLY KNOWN AS: 1220 W. 100<sup>TH</sup> AVENUE, CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, 2003 TAXES PAYABLE 2004, 2004 TAXES PAYABLE 2005, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this ~~twelve~~<sup>twelve</sup> 12 day of JANUARY, 2005

*John Daryl Nitzschke*  
JOHN DARYL NITZSCHKE

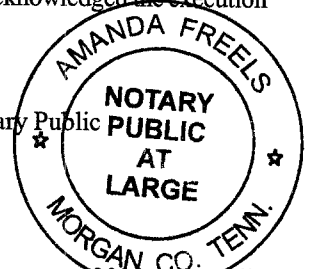
*Carey R. Nitzschke*  
CAREY R. NITZSCHKE

STATE OF ~~INDIANA~~<sup>Tennessee</sup>  
COUNTY OF Morgan SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of January, 2005, personally appeared: **JOHN DARYL NITZSCHKE AND CAREY R. NITZSCHKE, HUSBAND AND WIFE**, 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: 3/15/08  
Resident of Morgan County

Signature *Amanda Freels*  
Printed \_\_\_\_\_, 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: \_\_\_\_\_ Signature \_\_\_\_\_  
Resident of \_\_\_\_\_ County Printed \_\_\_\_\_, Notary Public

This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No: 9534-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: **JUAN HERNANDEZ**  
Send Tax Bills To: **JUAN HERNANDEZ** *1220 West 100th Avenue, Crown Point, In. 46307*

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

COMMUNITY TITLE COMPANY  
FILE NO L30155

JAN 18 2005  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

*14-2P*

000756

*CM*