

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 005937

2005 JAN 26 AM 11:44

MICHAEL A. BROWN
RECORDER

Parcel No. 15-11-10, Taxing Unit and Code No. 8-Merrillville

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT SARAH JEDYNAK ("Grantor"), of Lake County, State of Indiana, conveys and warrants to NICHOLAS NELIGAN AND BRENDA NELIGAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES ("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:

PARCEL 1: THE WEST 300 FEET OF THE EAST 600 FEET OF THE SOUTH 300 FEET OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M., ALL IN LAKE COUNTY INDIANA EXCEPTING THE FOLLOWING: PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 AND 300.00 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 69° 37' 43" WEST ALONG SAID SOUTH LINE A DISTANCE OF 10.0 FEET; THENCE NORTH 00° 01' 24" WEST, 215.00 FEET; THENCE NORTH 89° 37' 43" WEST, 100.00 FEET; THENCE NORTH 00° 01' 24" WEST, 135.00 FEET; THENCE SOUTH 89° 37' 43" EAST, 110.00 FEET; THENCE SOUTH 00° 01' 24" EAST, 350.00 FEET TO THE POINT OF BEGINNING IN LAKE COUNTY, INDIANA.

PARCEL 2: THE NORTH 50 FEET OF THE WEST 190 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SW 1/4 SECTION 28, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 28 AND 310 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 37' 43" WEST ALONG SAID SOUTH LINE A DISTANCE OF 290 FEET; THENCE NORTH 00° 01' 24" WEST PARALLEL TO THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 350.00 FEET; THENCE SOUTH 89° 37' 43" EAST, 190.00 FEET; THENCE SOUTH 00° 01' 24" EAST 135.00 FEET; THENCE SOUTH 89° 37' 43" EAST, 100.00 FEET; THENCE SOUTH 00° 01' 24" EAST, 215.00 FEET TO THE POINT OF BEGINNING.

Commonly known as: 8650 East 93rd Avenue, Crown Point, Indiana 46307

This conveyance is made subject to:

1. The terms, covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building, and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real estate taxes for the year 2003 payable 2004 and 2004 payable 2005 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

Page 1 of 2

IN WITNESS WHEREOF, the said SARAH JEDYNAK has hereunto set her hand, this 25th day of JANUARY, 2005.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 26 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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10827063
HOLD FOR THE TALON GROUP

Sarah Jedynak
SARAH JEDYNAK

STATE OF INDIANA)
)
COUNTY OF LAKE) SS:

BEFORE ME, the undersigned, a notary public for said County and State, personally appeared SARAH JEDYNAK, and acknowledged the execution of the above and foregoing instrument to be her voluntary act and deed.

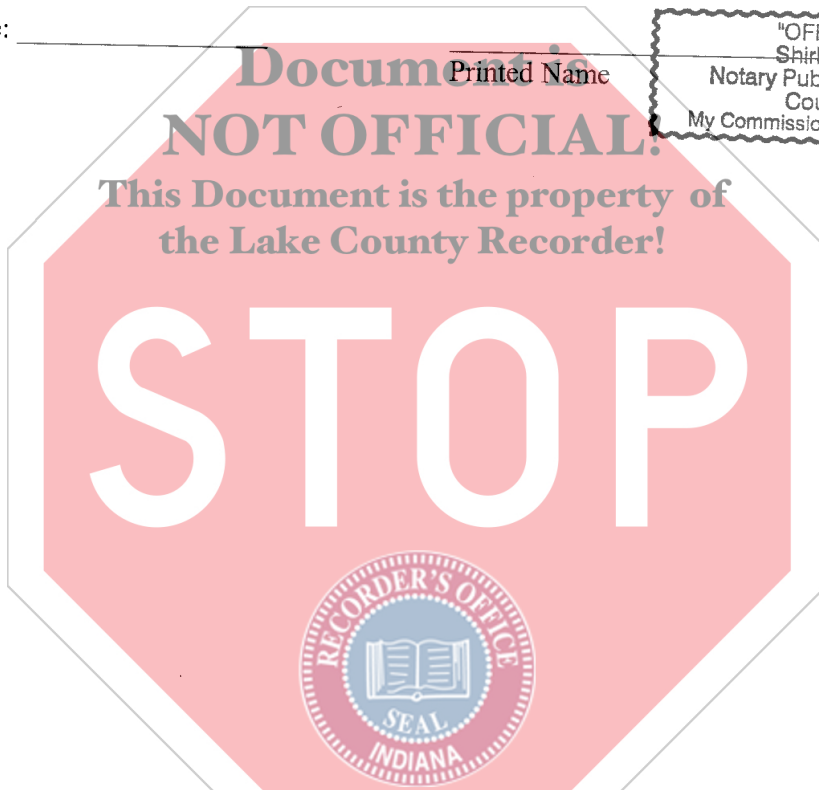
WITNESS MY HAND AND SEAL, this 21st day of JANUARY, 2005.

My Commission Expires: _____

Shirley R. Kasper
Notary Public

County of Residence: _____

"OFFICIAL SEAL"
Shirley R. Kasper
Notary Public, State of Indiana
County of Lake
My Commission Expires July 31, 2008



SEND TAX STATEMENTS TO: 8650 East 93rd Avenue, Crown Point, Indiana 46307

THIS INSTRUMENT PREPARED BY: Michael D. Dobosz, Ind. Attorney No. 14539-45
Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP
2637 - 45th Street, Highland, Indiana 46322

*** NO LEGAL OPINION RENDERED ***

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2003 131141

2003 DEC 12 A. 10:11

MORRIS T. CRUZAN
RECORDER

SURVIVORSHIP AFFIDAVIT

STATE OF INDIANA

} S.S.

COUNTY OF LAKE

On this 8th day of October, 2003, before me personally appeared, Sarah Jedynak, to me personally known, who being duly sworn on oath did say that:

1. Affiant resides at the address given below affiant's signature;
2. Affiant is Owner;
(state interest of affiant in the above premises as "owner", "son of owner", etc.)
3. Said premises were formerly owned as husband and wife by Ronald Jedynak and Sarah Jedynak;
4. Said Ronald Jedynak died on September 18, 2002, leaving no will;
(fill in the name of co-tenant who died) (insert "a" or "no"; if will left, attach a copy)
5. The legal description of the premises in question is:

Document is NOT OFFICIAL!

THE NORTH 60 FEET OF THE WEST 190 FEET OF THE FOLLOWING DESCRIBED PROPERTY; PART OF THE SW ¼ SECTION 28, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 28 AND 310 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 37' 43" WEST ALONG SAID SOUTH LINE A DISTANCE OF 290.00 FEET; THENCE NORTH 00 DEGREES 01' 24" WEST PARALLEL TO THE EAST LINE OF SAID SW ¼ A DISTANCE OF 350.00 FEET; THENCE SOUTH 89 DEGREES 37' 43" EAST, 190.00 FEET; THENCE SOUTH 00 DEGREES 01' 24" EAST, 135 FEET; THENCE SOUTH 89 DEGREES 37' 43" EAST, 100.00 FEET; THENCE SOUTH 00 DEGREES 01' 24" EAST, 215 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES.

6. To the best of affiant's knowledge there is no Federal or State estate or inheritance tax liability by reason of the death of the decedent;
7. Where this affidavit relates to a tenancy by the entireties, were the parties ever divorced? No
(If answer is "yes", identify the divorce proceedings)
8. Affiant's relationship to the deceased was Wife.

Signature: Sarah Jedynak

Address: 8650 East 93 Avenue
Crown Point, IN 46307

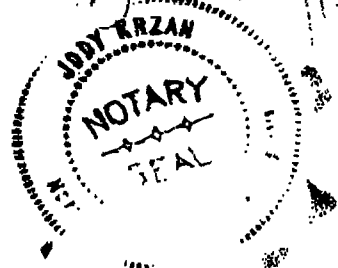
Subscribed and sworn to before me by the affiant this 8th day of October, 2003.

FILED

Notary Public: Jody Krzan
My Commission Expires:

This instrument was prepared by: Jody Krzan
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

Notary Public - State of Indiana
Lake County
My Commission Expires:
November 22, 2010



00143

US #1364 Federated Credit Union