

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 046119

2005 JUN -6 AM 10:50

Mail tax bills to:  
Juan Hernandez  
7435 Howard Avenue  
Hammond, IN 46324

MICHAEL A. BROWN  
RECORDER  
AK # 26-33-0096-0012

### WARRANTY DEED

THIS INDENTURE WITNESSETH, that Michael Latinovich ("Grantor") of Lake County in the State of Indiana CONVEYS AND WARRANTS to Juan A. Hernandez ("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 12 and the South 5 feet of Lot 11 in Block 6 as shown on the recorded plat of Ford-Roxanna Addition to Hammond, recorded in Plat Book 20, page 23, in the Office of the Recorder of Lake County, Indiana.

Key No. 26-33-0096-0012

Commonly known as: 7435 Howard Avenue, Hammond, IN 46324

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

Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest of mortgage thereon.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

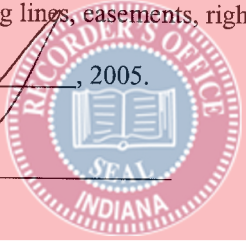
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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

Any and all recorded building lines, easements, rights of way, and restrictions.

Dated this 27th day of May, 2005.

*[Handwritten signature of Michael Latinovich]*  
Michael Latinovich



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN - 6 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP

15 96LK 05

00437

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LP  
MT

8

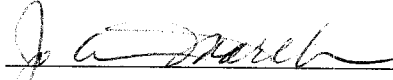
1596LK05

**COUNTY OF LAKE, STATE OF INDIANA SS:**

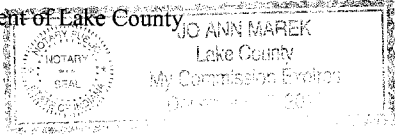
Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of May, 2005, personally appeared: Michael Latinovich, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 12-17-2010

Signature: \_\_\_\_\_



Resident of Lake County



Printed: JoAnn Marek, Notary Public

This instrument prepared by:

Tweedle & Skozen, LLP  
2834 – 45<sup>th</sup> Street, Suite B, Highland, IN 46322; (219) 924-0770

MAIL TO:  
Juan Hernandez  
7435 Howard Avenue  
Hammond, IN 46324

