

2005 046450

2005 JUN -7 AM 10:20

MICHAEL A. BROWN
RECORDER

CHICAGO TITLE INSURANCE COMPANY

Mail tax bills to:
Deborah J. Burk
5731 70th Avenue
Schererville, IN 46375
20050398B

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Irene O. Lape and Kathy L. Schloer, as joint tenants with rights of survivorship ("Grantor") of Lake County in the State of Indiana CONVEY AND WARRANT to Deborah J. Burk, ("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:

PART OF LOT 505 IN FOXWOOD ESTATES UNIT 8, AND ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 76 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 505 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 505; THENCE RUNNING EASTERLY, ALONG THE CURVED NORTHERLY LINE OF SAID LOT; ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 32.815 FEET TO THE MID-POINT OF SAID CURVED NORTHERLY LINE; THENCE SOUTHWESTERLY ON A LINE RADIAL TO SAID CURVED NORTHERLY LINE, 211.03 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 505; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE, 68.35 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 505; THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE OF SAID LOT, 186.43 FEET TO THE POINT OF BEGINNING.

Key No. 20-13-599-85

Commonly known as: 5731 70th Avenue, Schererville, IN 46375

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 or 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.

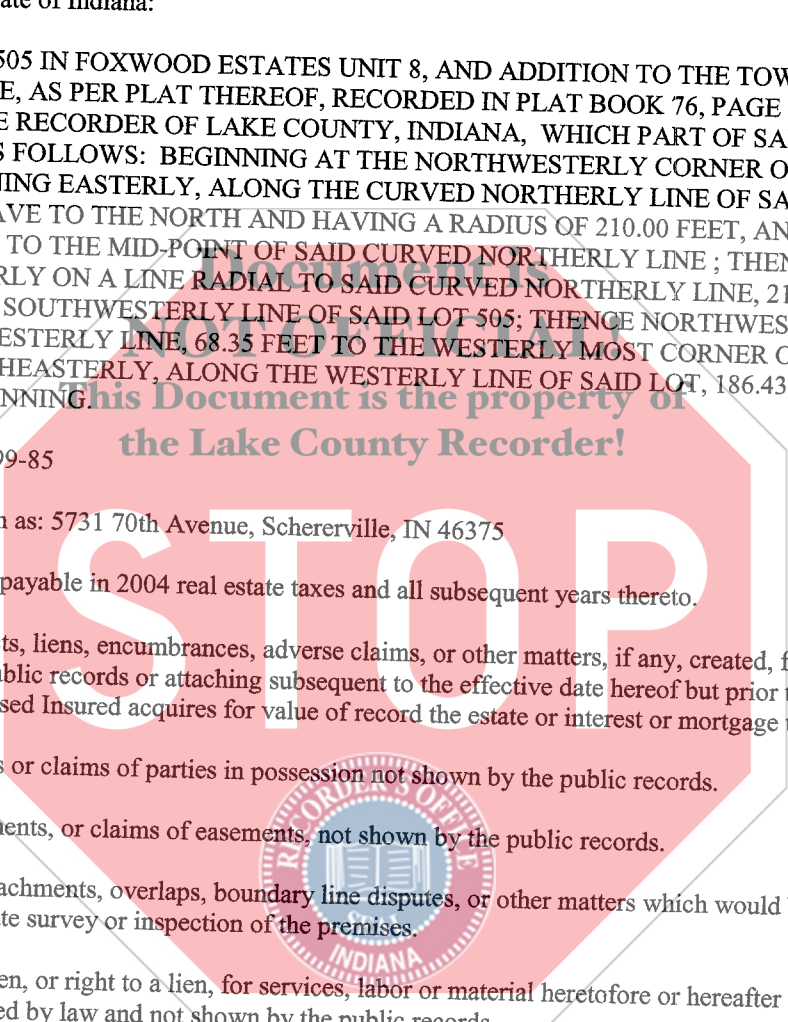
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 6 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

00520

16
ZP
CT



Taxes or special assessments which are not shown as existing liens by the public record.

Covenants, conditions, and restrictions contained in the plat of Foxwood Estates Unit 8 as per thereof, recorded as Plat 76 page 76.

Covenants, conditions, and restrictions contained in the Instrument, recorded June 28, 1994 as Document No. 94047278.

Building line over the Front 30 feet of the land, as shown on the recorded plat of the subdivision.

Grant(s) and/or reservation(s) of easement(s) contained on the recorded plat of said subdivision.

Easement for utilities over the Northeasterly 10 feet, Northerly 7.5 feet, Easterly 10 feet and Westerly 60 feet as shown on recorded plat of said Subdivision.

Grant of Easement for George Phillips to Indiana Pipe Line Company for pipeline recorded in Miscellaneous Record 9 page 400.

Easement for pipeline over the Westerly 50 feet as shown on recorded plat of said Subdivision.

Common law party wall rights in and to a wall over and along the Easterly line of the land.

Dated this 20th day of May, 2005.

Irene O. Lape
Irene O. Lape

Kathy L. Schloer
Kathy L. Schloer

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of May, 2005, personally appeared: Irene O. Lape and Kathy L. Schloer,* and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

*as joint tenants with rights of survivorship
My commission expires: 9/17/09

Signature: Andrea A. Widlowski

Resident of Lake County

Printed: Andrea A. Widlowski, Notary Public

This instrument prepared by: Tweedle & Skozen, LLP
2834 - 45th Street, Suite B, Highland, IN 46322; (219) 924-0770

MAIL TO:
Deborah J. Burk
5731 70th Avenue
Schererville, IN 46375