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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 046864

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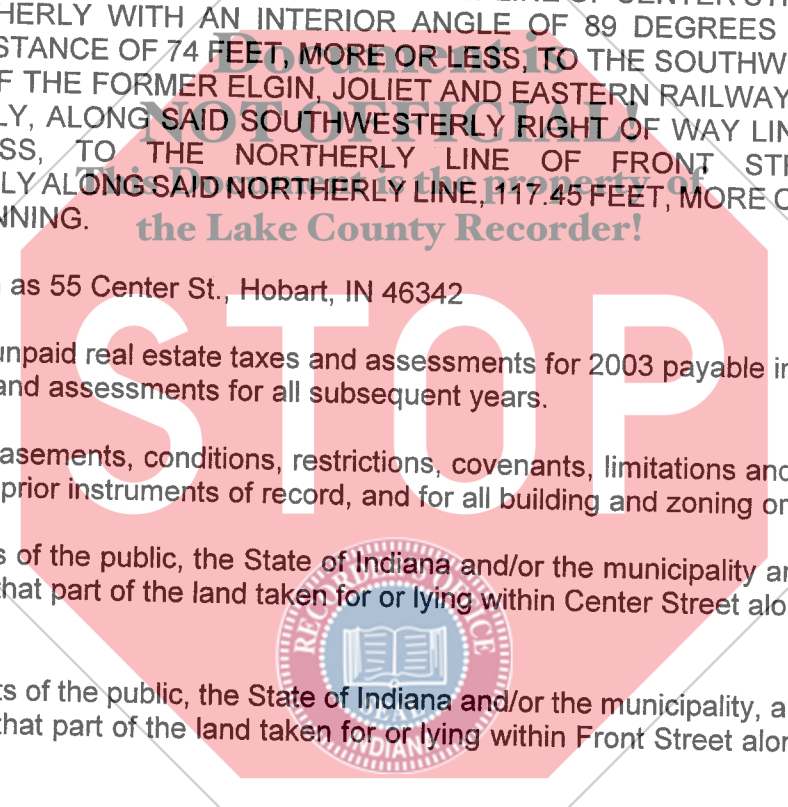
MAIL TAX BILLS TO:
5383 EUSHWY6
PORTAGE, IN 46368

Tax Key No. 27-17-0019-0009 and 27-17-0019-0010
MICHAEL A. BROWN
RECORDER

WARRANTY DEED
(CORPORATE)

This indenture witnesseth that **HFS BANK, F.S.B.**, a United States Corporation, of Lake County, State of Indiana, conveys and warrants to **PETER TODOSIJEVIC**, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF FRONT STREET AND THE NORTHEASTERLY LINE OF CENTER STREET; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF CENTER STREET, 98.6 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 89 DEGREES 25 MINUTES 30 SECONDS, A DISTANCE OF 74 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FORMER ELGIN, JOLIET AND EASTERN RAILWAY SPUR; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 124.92 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF FRONT STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, 117.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



Commonly known as 55 Center St., Hobart, IN 46342

Subject To: All unpaid real estate taxes and assessments for 2003 payable in 2004, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Rights of the public, the State of Indiana and/or the municipality and others entitled thereto, in and to that part of the land taken for or lying within Center Street along the side of the land.

Subject To: Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Front Street along the side of the land.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Subject To: Railroad right of ways, switches and spur tracks, if any, and all rights therein.

Subject To: Proposed access easement on the Northeast side of the land, as shown on the plat of survey by Krull & Son dated November 5, 1999.

Grantor expressly limits said warranty only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this Deed.

The undersigned persons executing this Deed on behalf of Grantor represent and certify that they are the duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors

Chicago Title Insurance Company
40306 BIC

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 7 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

1620
00605

of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate requirements for the making such conveyance have been satisfied.

Dated this 31st day of May, 2005.

HFS BANK, F.S.B., a United States Corporation

By: Laura Niedbala
LAURA NIEDBALA, Vice President

Attest: Karen L. Nagy
KAREN L. NAGY, Secretary

STATE OF INDIANA)

COUNTY OF LAKE)

) SS:

Document is NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of May, 2005, personally appeared LAURA NIEDBALA and KAREN L. NAGY, the Vice President and Secretary respectively of HFS BANK, F.S.B., a United States Corporation, swearing to the truth of the statements made therein pertaining to the Gross Income Tax, 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:

8/24/06

Gail A. Hagen

, Notary Public

County of Residence:

Lake



This instrument prepared by: Richard E. Anderson, #2408-45
Anderson & Ward, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892