

2005 049142

2005 JUN 15 AM 9:26

MICHAEL A. TOWN  
RECORDER

Mail tax bills to:  
John J. Powers  
8203 Kooy 8509 White Oak  
Munster, IN 46321

### WARRANTY DEED

THIS INDENTURE WITNESSETH, that Patricia A. Cane, as to an undivided one-half (1/2) interest and Thomas M. Dermody and Margaret Dermody, husband and wife, an undivided one-half (1/2) interest, as tenants in common, ("Grantors") of Lake County in the State of Indiana CONVEY AND WARRANT to John J. Powers, ("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 IN BLOCK 2 IN LAWRENCE MONALDI'S THIRD ADDITION TO MUNSTER AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 23 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 18-28-137-12

Commonly known as: 8203 Kooy, Munster, IN 46321

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.

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

Covenants, conditions, and restrictions, contained in the plat of Subdivision, as per plat thereof, recorded as Plat Book 30 page 23.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 14 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

TICOR TITLE INSURANCE  
2050-45TH AVE.  
HIGHLAND, IN 46322

20050450 BT  
BURNET TITLE

16-  
7P  
001135 TI

Building lines of record, if any, 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.

Easements of record, if any, as shown on recorded plat of said Subdivision.

Dated this 3rd day of June, 2005.

Patricia A. Cane  
Patricia A. Cane

Thomas M. Dermody  
Thomas M. Dermody

Margaret Dermody BY Thomas M. Dermody AS HER ATTORNEY IN FACT  
Margaret Dermody by Thomas M. Dermody, ~~Power of Attorney~~

as Her Attorney-in-Fact, pursuant to Power of Attorney  
COUNTY OF LAKE, STATE OF INDIANA SS: recorded June 15, 2005 as Doc. No. 2005-049141

Before me, the undersigned, a Notary Public in and for said County and State, this 03 day of June, 2005, personally appeared: Patricia A. Cane, Thomas M. Dermody, Margaret Dermody by Thomas M. Dermody, ~~Power of Attorney~~ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. \*as Her Attorney-in-Fact

My commission expires: June 07, 2008

Signature: Thomas G. Schiller

Resident of Lake Lake County

Printed: Thomas G. Schiller, Notary Public

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

MAIL TO:  
John J. Powers  
8203 Kooy  
Munster, IN 46321

