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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN 16 10:59:50

MICHAEL J. ...
RECORDER

Mail tax bills to:
Joseph C. Svetanoff and Cathy Svetanoff
807 James Court 9934 Hedwig Dr
Crown Point, IN 46307
St John 46373

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Joanne Carol Hubbell, ("Grantor") of Lake County in the State of Indiana CONVEY AND WARRANT to Joseph C. Svetanoff and Cathy Svetanoff, husband and wife, ("Grantees") 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 105 IN ELLENDALE FARM UNIT FIVE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89, PAGE 40 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 23-09-559-35

Commonly known as: 807 James Court, Crown Point, IN 46307

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.

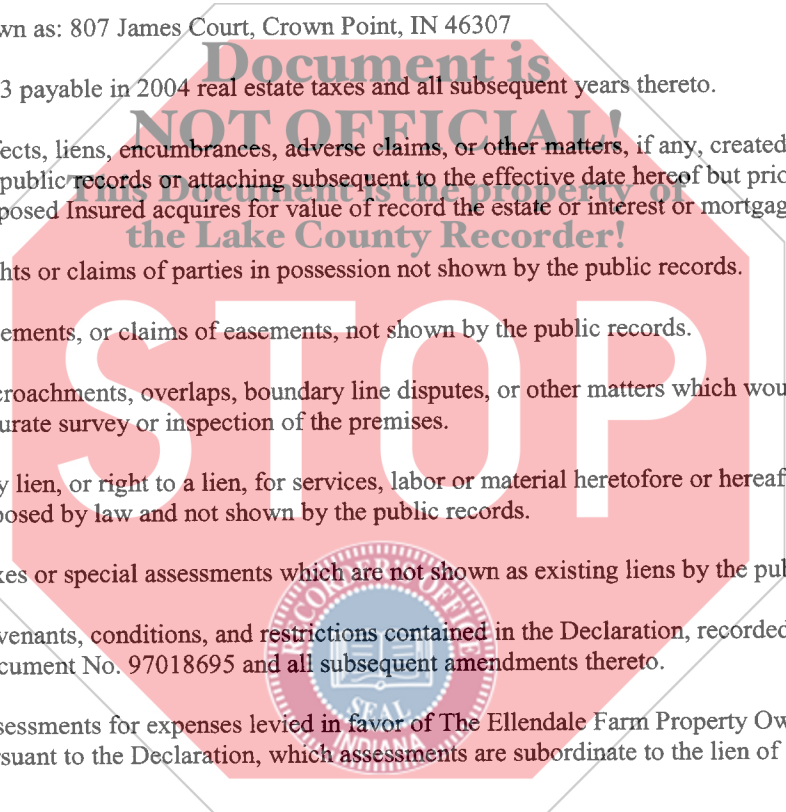
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 Declaration, recorded March 31, 1997 as Document No. 97018695 and all subsequent amendments thereto.

Assessments for expenses levied in favor of The Ellendale Farm Property Owners' Association pursuant to the Declaration, which assessments are subordinate to the lien of any first mortgage.



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 15 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

001286

16-
HP
CT

Building line over the Northerly 30 feet and Easterly 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 drainage and utilities over the Northerly 10 feet, Easterly 10 feet and Southerly feet as shown on recorded plat of said subdivision.

Dated this 10TH day of JUNE, 2005.

Joanne Carol Hubbell

Joanne Carol Hubbell

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10TH day of JUNE, 2005, personally appeared: Joanne Carol Hubbell, 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:

Signature: Elizabeth V Federoff

Resident of Lake PORTER County

Printed: ELIZABETH V FEDEROFF, Notary Public

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

"OFFICIAL SEAL"
Elizabeth V Federoff
Notary Public, State of Indiana
Resident of Porter County
My Commission Expires October 24, 2007

MAIL TO: Deed and Tax Bill
Joseph C. Svetanoff and Cathy Svetanoff
~~807 James Court~~ 9934 Hedwig Dr
~~Crown Point, IN 46307~~ St John, IN 46373

