

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN 20 AM 9:51

MICHAEL A. BROWN
RECORDER

2005 050449

Mail tax bills to:
Eric L. Zell and Kimberly L. Mills
21 Lukes Court
Hobart, IN 46342

Chicago Title Insurance Company

BURNET TITLE

WARRANTY DEED
Chicago Title Insurance Company

250341 BT

THIS INDENTURE WITNESSETH, That Timothy R. Geiges ("Grantor") of Lake County in the State of Indiana CONVEYS AND WARRANTS TO Eric L. Zell and Kimberly L. Mills, as joint tenants with rights of survivorship, ("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 1, except the East 40.9 feet by parallel lines and an undivided 1/20th interest in Outlot A, in Luke's Addition to the City of Hobart, as per plat thereof, recorded in Plat Book 82, page 30 in the Office of the Recorder of Lake County, Indiana.

Key No. 27-18-382-13

Commonly known as 21 Lukes Court, Hobart, Indiana

Subject to: 2003 payable 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.

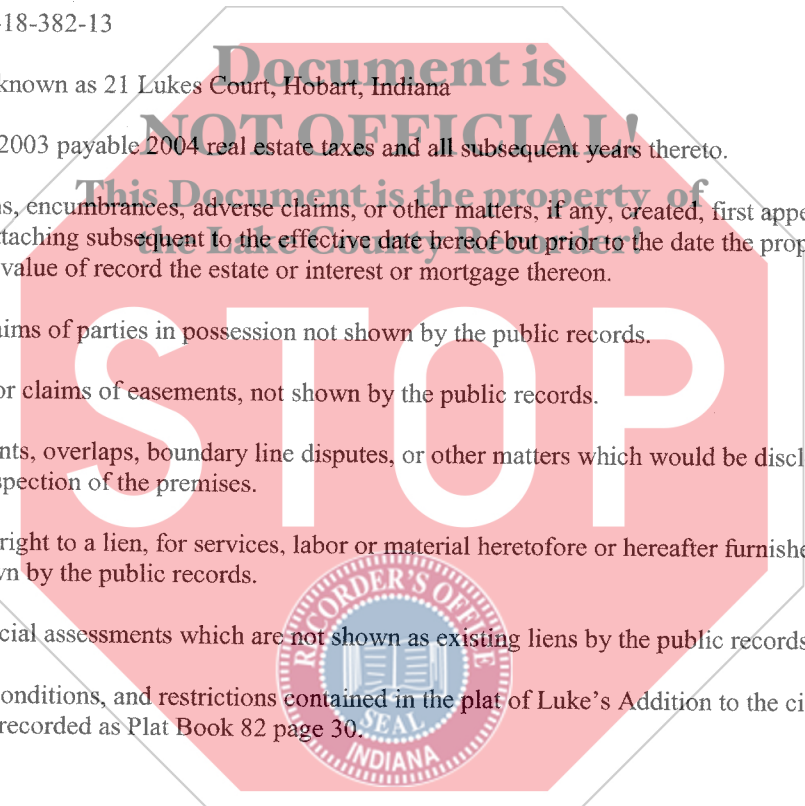
Easements, or claims of easements, not shown by the public records.

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 records.

Covenants, conditions, and restrictions contained in the plat of Luke's Addition to the city of Hobart as per plat thereof, recorded as Plat Book 82 page 30.



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 17 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

16-
ZR
CT

01486

Covenants, conditions, and restrictions contained in the Declaration establishing Party Walls and creating protective and restrictive covenants and easements, recorded May 23, 1997 as Document No. 97032584.

Building line over the North 20 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 North 10 feet as shown on recorded plat of said subdivision.

Easement for drainage, if any, as shown on recorded plat of said subdivision

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

Rights of other co-owners, their trustee in bankruptcy and/or the Internal Revenue Service to seek partition or sale of the land.

Dated this 16 day of May, 2005.

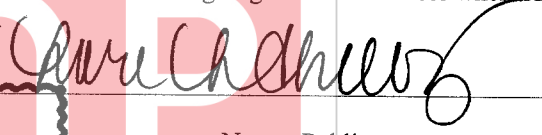

(Signature) TIMOTHY R. GEIGES

COUNTY OF LAKE, STATE OF INDIANA / SS:

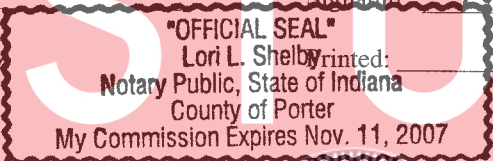
Before me, the undersigned, a Notary Public in and for said County and State, this 16 day of May, 2005, personally appeared Timothy R. Geiges and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:

Signature:



Resident of Lake County



_____, Notary Public

Prepared by: Joseph Skozen, Atty No. 358-45 / Tweedle & Skozen, LLP / 2834 45th Street, Suite B / Highland, IN 46322 / 219.924.0770

Mail To: Eric L. Zell and Kimberly L. Mills / 21 Lukes Court, Hobart, IN 46342