

2005 050493

2005 JUN 20 AM 10:18

MICHAEL A. BROWN
RECORDER

Mail tax bills to:
Jose C. Almaguer
7737 State Line
Munster, IN 46321

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Robert J. Atkins and Jennifer K. Atkins, husband and wife, ("Grantors") of Lake County in the State of Indiana CONVEY AND WARRANT to Jose C. Almaguer ("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 20 in Block 7 in Broadmoor, in the Town of Munster, as per plat thereof, recorded in Plat Book 18 page 3, in the Office of the Recorder of Lake County, Indiana.

Key No. 18-28-46-24

Commonly known as: 7737 State Line, 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.

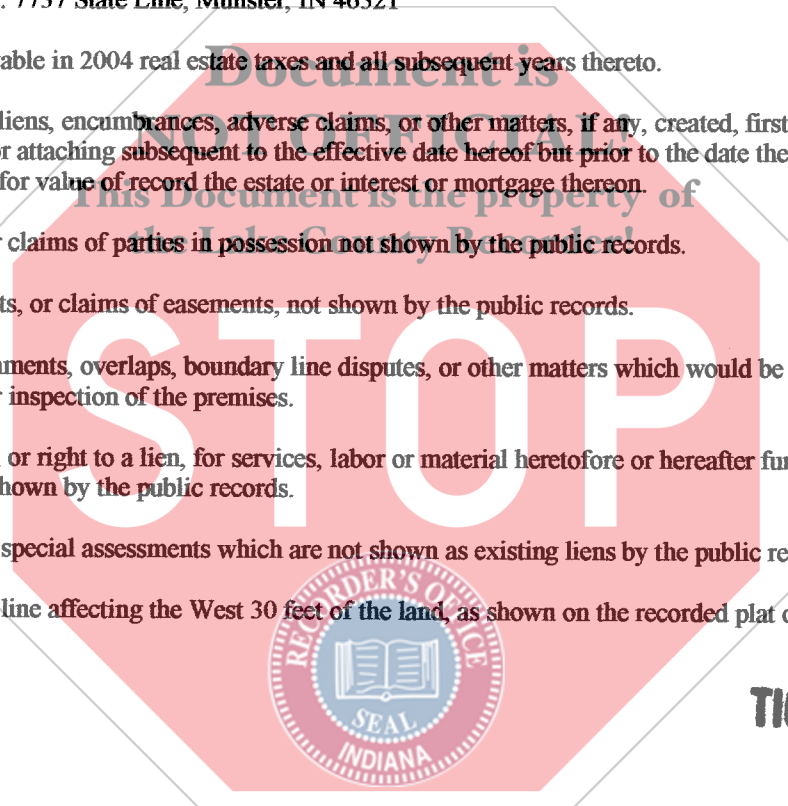
Easements, or claims of easements, not shown by the public records.

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.

Building line affecting the West 30 feet of the land, as shown on the recorded plat of said subdivision.



925-4044
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DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 17 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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Dated this 2nd day of June, 2005.

Robert J. Atkins
Robert J. Atkins

Jennifer K. Atkins
Jennifer K. Atkins

COUNTY OF Erie, STATE OF New York SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of June, 2005, personally appeared: Robert J. Atkins and Jennifer K. Atkins, husband and wife, 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: 4-21-07

Signature: Matthew T. McGrath

Resident of Erie County NY

Printed: Matthew T. McGrath Notary Public

MATTHEW T. McGRATH
Notary Public, State of New York
My Commission expires ~~March 30, 2007~~
4-21-07

This instrument prepared by: Tweedle & Skozen, LLP / 2834 - 45th Street, Suite B / Highland, IN 46322-6119 / Erie County

MAIL TO: **Jose C. Almaguer**
7737 State Line
Munster, IN 46321

