

2005 051790

2005 JUN 23 AM 10: 23

Parcel No. 33-62-28, Taxing Unit and Code No. 26-Hammond



WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT VIVIAN S. GRZYB A/K/A VIVIENNE S. BERNAT (GRZYB) ("Grantor"), of Lake County, State of Indiana, conveys and warrants to STEVEN WELICZKO ("Grantee"), of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

LOT NO. THIRTY-ONE (31), IN BLOCK NO. ELEVEN (11), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF J. WM. ESCHENBURG'S STATE LINE ADDITION TO HAMMOND, IN LAKE COUNTY, INDIANA.

Commonly known as: 4419 Walbash Avenue, Hammond, Indiana 46323

This	conveyance is	made	subject	to:		
1	701 A		/	r.		

- The terms, covenants, easements, limitations, and restrictions contained in any instrument of record 1. affecting the use or occupancy of said real estate; U 15
- 2. All applicable subdivision, building, and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
- 3. Real estate taxes for the year 2003 payable 2004 and 2004 payable 2005 and subsequent years;
- 4. Roads and highways, streets and alleys;
- 5. Limitation by fences and/or other established boundary lines;
- Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said VIVIAN S. GRZYB A/K/A VIVIENNE S. BERNAT (GRZYB) has not set her hand, this day of ________, 2005. hereunto set her hand, this day of

renne & Bernat By

A/K/A VIVIENNE S. BERNAT (GRZYB)

STATE OF INDIANA

COUNTY OF LAKE

BEFORE ME, the undersigned, a notary public for said County and State, personally appeared VIVIAN S. GRZYB A/K/A VIVIENNE S. BERNAT (GRZYB), and acknowledged the execution of the above and foregoing instrument to be her voluntary act and deed.

WITNESS MY HAND AND SEAL, this

My Commission Expires: <u>08/28/2006</u> County of Residence: LAKE

After recording return to: 4604 Torrence Ave., Hammond, IN 46327 SEND TAX STATEMENTS TO: 44/19/Watblash/Avenuel Habithond, Thatland/46/3/23

DRUANNE M. BOCEK, Notary Public

DruAnne M. Bocek, Notary Public Lake Gounty, State of Indiana My Commission Expires 8/28/06

THIS INSTRUMENT PREPARED BY: Michael D. Dobosz, Ind. Attorney No. 14539-45

Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP

2637 - 45th Street, Highland, Indiana 46322

*** NO LEGAL OPINION RENDERED***

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR THE TALON GROUP

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LARZ CLENT, AUDITOR

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NOTARY SEAL