

2005 079075

2005 SEP 13 AM 8:59

MICHAEL A. BROWN  
RECORDER

Mail Tax Bills To:  
3940 Whitcomb Street  
Gary, IN 46408

**CORPORATE DEED**

THIS INDENTURE WITNESSETH, That CS & C, LLC, an Indiana Limited Liability Company ("Grantor"), of Lake County in the State of Indiana, CONVEYS AND WARRANTS to Todd Sanders and Cassandra L. Sanders, husband and wife, ("Grantees") of Lake County, in the State of Indiana, in consideration 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, in the State of Indiana, to-wit:

**PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 278 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST 198 FEET; THENCE SOUTH 45 FEET; THENCE EAST 198 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 45 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.**

Tax Key No.: 1-39-18-66

Commonly known as 3940 Whitcomb Street, Gary, IN 46408

Subject to: 2004 payable to 2005 real estate taxes and all subsequent years thereof

Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

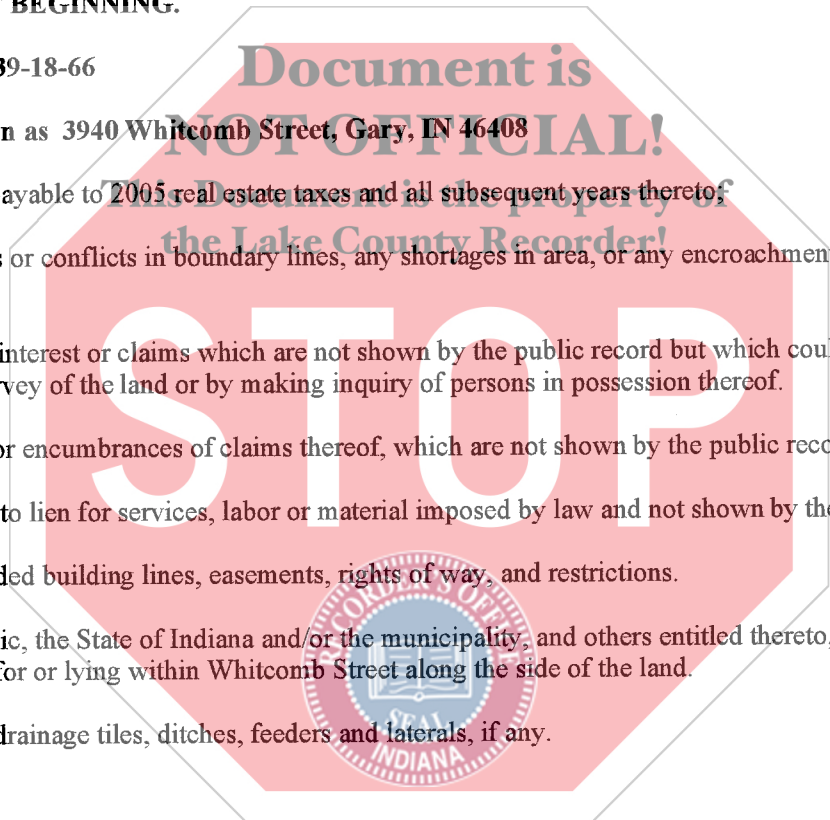
Easements, liens or encumbrances of claims thereof, which are not shown by the public records.

Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.

Any and all recorded building lines, easements, rights of way, and restrictions.

Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Whitcomb Street along the side of the land.

Right of way for drainage tiles, ditches, feeders and laterals, if any.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 12 2005

08730

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

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

BANKERS TITLE

320051379 Bankers

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Terms and provisions of a grant from Christ Lohman and Ella Lohman to American Telephone and Telegraph Company of Indiana, dated March 1, 1923 and recorded March 2, 1924 in Misc. Record 131, Page 352. Rights of tenants under unrecorded leases.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed. No Indiana Gross Income Tax due on this transaction.

IN WITNESS WHEREOF, Grantor has caused the foregoing Corporate Deed to be executed this \_\_\_\_\_ day of Aug 22, 2005.

CS & C, LLC

By CS&CZLC  
written signature

Steve R. Moisoff, Owner  
printed name and title  
Steve R. Moisoff, Owner

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State, personally appeared Steve R. Moisoff, Member of CS & C, LLC, an Indiana Limited Liability Company, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of August, 2005.

My commission expires ~~05-16-09~~

Signature: [Signature]  
~~Carina Castek-Ramos~~, Notary Public

Resident of Maricopa County

This instrument prepared by: Robert Tweedle  
Tweedle & Skozen, LLP  
2834-45th Street, Suite B, Highland, IN 46322  
Phone: (219) 924-0770; Fax: (219) 924-0772

No legal opinion has been rendered during the preparation of this deed.

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