

2006 008812

2006 FEB -3 AM 11:09

MICHAEL A. BROWN  
RECORDER

WARRANTY DEED

2  
16-27-605-11

THIS INDENTURE WITNESSETH, That **SHERYL A. BRADTKE** GRANTORS of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **KIMBERLY A. SVETLIN** of **LAKE** County in the State of **INDIANA**, as GRANTEES in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in **LAKE** County, in the State of Indiana:

UNIT 3-C, 9949 BRANTON AVENUE, HIGHLAND, INDIANA IN EAGLE POINTE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, ESTABLISHED UNDER DECLARATION RECORDED 5/3/95 AS DOCUMENT NO. 96024066 AND AMENDED BY FIRST AMENDMENT TO THE DECLARATION RECORDED 7/20/95 AS DOCUMENT NO. 96040635, AND AS SHOWN IN SURVEY RECORD 3, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED 1/12 INTEREST IN THE COMMON AREAS UNTIL SUCH TIME AS ADDITIONAL UNITS ARE ADDED AT WHICH TIME UNDIVIDED INTEREST IN THE COMMON AREAS SHALL BE REDUCED AS SET OUT IN THE DECLARATION.

COMMONLY KNOWN AS: 9949 BRANTON AVE #3A, HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2004 TAXES PAYABLE 2005, 2005 TAXES PAYABLE 2006, 2006 TAXES PAYABLE 2007, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 30 day of January, 2006.

*Sheryl A. Bradtke*  
\_\_\_\_\_  
**SHERYL A. BRADTKE**

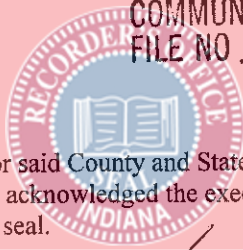
STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of January, 2006, personally appeared: **SHERYL A. BRADTKE** 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: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature Karen Craig  
Printed \_\_\_\_\_, Notary Public

COMMUNITY TITLE COMPANY  
FILE NO 133136



STATE OF  
COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, personally appeared: \_\_\_\_\_ 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: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature \_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No: 9534-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: **KIMBERLY A. SVETLIN**  
Send Tax Bills To: **KIMBERLY A. SVETLIN** 9949 Branton Ave., #3A, Highland, IN 46322

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

FEB 03 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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MM

002227

Declaration

This form is to be signed by the preparer/verifier of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned verifier of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

