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STATE OF INDIANS
LAKE COUNTY
FILED FOR RECORD

2006 018437

2006 MAR - 6 AM 10: 44

MICHAEL A. BROWN RECORDER

Parcel No. 44-0163-0014, Taxing Unit and Code No. 25

## **WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT SVETLANA MOMIROVICH N/K/ASVETLANA PANCIC ("Grantor"), of Lake County, State of Indiana, conveys and warrants to NONA DIXON ("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 14, BLOCK 9, GARY LAND COMPANY'S FOURTH SUBDIVISION, A SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 775 Arthur, Gary, Indiana

This conveyance is made subject to:

1. The terms, covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;

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 2004 payable 2005 and 2005 payable 2006 and subsequent years;

4. Roads and highways, streets and alleys; ounty Recorder!

5. Limitation by fences and/or other established boundary lines;

6. Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said SVETLANA MOMIROVICH N/K/A SVETLANA PANCIC has hereunto set her hand, this 38 day of February, 2006.

SVETLANA MOMIROVICH N/K/A SVETLANA PANCIC

STATE OF INDIANA

COUNTY OF LAKE

BEFORE ME, the undersigned, a notary public for said County and State, personally appeared SVETLANA MOMIROVICH N/K/A SVETLANA PANCIC, and acknowledged the execution of the above and foregoing instrument to be her voluntary act and deed.

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WITNESS MY HAND AND SEAL, this day of february

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

DRUANNE M. BOCEK, Notary Public

SEND TAX STATEMENTS TO: 775 Arthur, Gary, Indiana

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

Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP

2637 - 45<sup>th</sup> Street, Highland, Indiana 46322 \*\*\* NO LEGAL OPINION RENDERED\*\*\*

"NOTARY SEAL"
DruAnne M. Bocek, Notary Public
Lake County, State of Indiana
My Commission Expires 8/28/06

HOLD FOR THE TALON GROUP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR - 6 2006

PEGGY MOLIN**GA KATONA**LAKE COUN**TY AUD**ITOR

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Prescribed by the State Board of Accounts (2005)

County form 170

## Declaration

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

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do herby affirm under the penalties of perjury: 1111 C111 1S

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

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

Signature of Declarant

MICHAEL D. DOBOSZ

Printed Name of Declarant