

2006 069242

2006 AUG -9 AM 11:25

MICHAEL J. BROWN
RECORDER

WARRANTY DEED

22-12-199-17

THIS INDENTURE WITNESSETH, That LAWRENCE J. HORWATH AND MARY C. HORWATH, HUSBAND AND WIFE GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to PATRICK PHILBIN AND JENNIFER GLOVER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 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:

LOT 57 IN EDGEWOOD UNIT 4A AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83 PAGE 47, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 14181 W 90TH AVE., ST. JOHN, INDIANA 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 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 28th day of July, 2006.

Lawrence J. Horwath
LAWRENCE J. HORWATH

Mary C. Horwath
MARY C. HORWATH

STATE OF INDIANA
COUNTY OF Lake SS:

COMMUNITY TITLE COMPANY
FILE NO 134942

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of July, 2006, personally appeared: **LAWRENCE J. HORWATH AND MARY C. HORWATH, 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: _____
Resident of _____ County
Signature Karen Craig
Printed _____, Notary Public

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: **PATRICK PHILBIN AND JENNIFER GLOVER** 14181 W. 90th Ave., St. John, IN 46373
Send Tax Bills To: **PATRICK PHILBIN AND JENNIFER GLOVER**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the Document unless required by law,

Karen Craig
Signature of Preparer
Karen Craig
Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG - 9 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

014884

16-
CM
WD