

2006 083751

2006 SEP 25 AM 10:30

MICHAEL A. BROWN
RECORDER

Parcel No. 26-33-0124-0016, Taxing Unit and Code No. 26-Hammond

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT **HEATHER M. LYNN AND JESSICA L. ULM**, AS JOINT TENANTS ("Grantor"), of Lake County, State of Indiana, convey and warrant to **RONALD PHELPS AND TABATHA I. PHELPS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** ("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:

Parcel 1: Lot 17 and the South 10.0 feet of Lot 16 in Block 3 in Forsyth Highlands Second Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 18, Page 11, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: The North 8.37 feet of Lot 47 in Forsyth Highlands Third Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 27, Page 58, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 6731 Baring Avenue, Hammond, Indiana 46324

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 2005 payable 2006 and subsequent years;
4. Roads and highways, streets and alleys;
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 **HEATHER M. LYNN AND JESSICA L. ULM** have hereunto set their hands, this 21st day of September, 2006.

Heather M Lynn
HEATHER M. LYNN

Jessica L ULM
JESSICA L. ULM

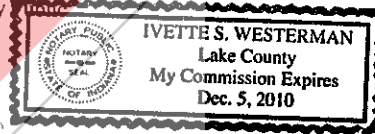
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, the undersigned, a notary public for said County and State, personally appeared **HEATHER M. LYNN AND JESSICA L. ULM, AS JOINT TENANTS**, and acknowledged the execution of the above and foregoing instrument to be their voluntary act and deed.

WITNESS MY HAND AND SEAL, this 21st day of September, 2006.

My Commission Expires: 12/05/2010
County of Residence: LAKE

Ivette S Westerman
IVETTE S. WESTERMAN, Notary



SEND TAX STATEMENTS TO: 6731 Baring Avenue, Hammond, Indiana 46324

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by Law.
MICHAEL D. DOBOSZ

THIS INSTRUMENT PREPARED BY: Michael D. Dobosz, Ind. Attorney No. 14539-45
Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP
2637 - 45th Street, Highland, IN 46032
*** NO LEGAL OPINION RENDERED ***
ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR THE TALON GROUP (C)
K-6074 - Munster

SEP 22 2006
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CAW