

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 112402

2006 DEC 26 AM 9:34

MICHAEL A. BROWN  
RECORDER

RETURN TO:

MAIL TAX BILLS TO:  
792 W. 181st Avenue  
Lowell, IN 46356

**WARRANTY DEED**

CM620055314

**THIS INDENTURE WITNESSETH THAT RICHARD E. LUDLOW, personally, and KATHLEEN K. LUDLOW, husband and wife, of Lake County in the State of Indiana, CONVEY AND WARRANT to ELLEN M. BOWERS, TRUSTEE UNDER THE ELLEN M. BOWERS LIVING TRUST DATED MAY 7, 1997, AS AMENDED of Lake County in the State of Indiana, for Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:**

Lot A-22, except the West 18 feet thereof, Lot A-23, Lot A-24, except the West 18 feet thereof, and Lot A-25, except the West 18 feet thereof and except the North 3.75 feet thereof, all in Halsted's Second Addition to Lowell, as shown in Miscellaneous Record A, page 516 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 307 Commercial Avenue, Lowell, IN 46356

Tax Key No.: 4-32-25

Tax Unit No.: 17

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 2005 payable in 2006 and for all years thereafter.
2. Possible easement created by user over the North 20 feet of the land as evidenced by Warranty Deed from Fry's Department Stores, Inc., recorded July 22, 1976, as Document No. 360606, affecting that part of the land lying within the West 19 feet of Lot A-25 of the land.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

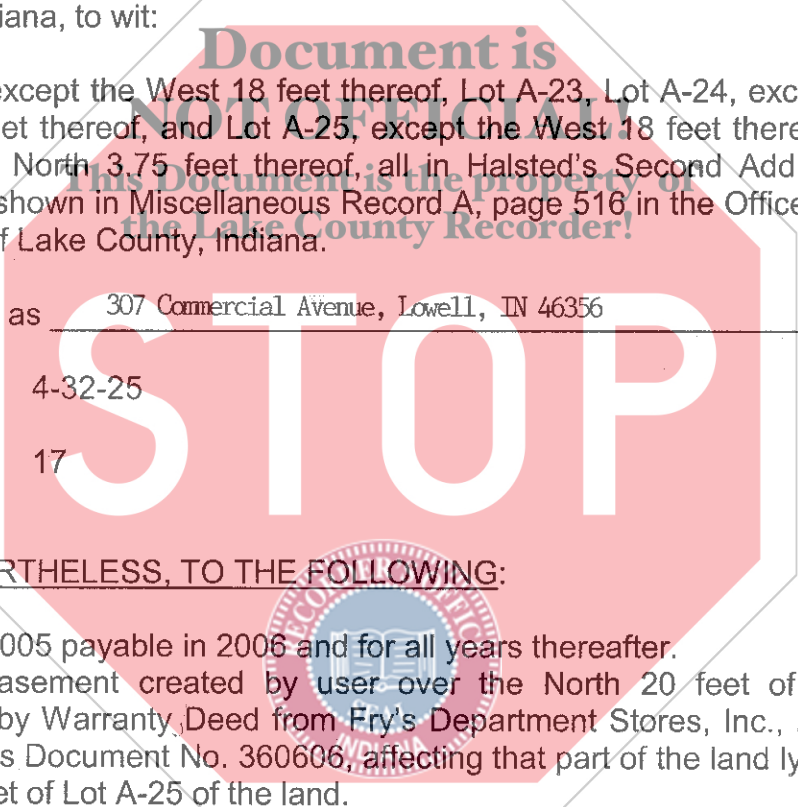
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PEL...  
LAKE COUNTY AUDITOR

026147

CHICAGO TITLE INSURANCE COMPANY

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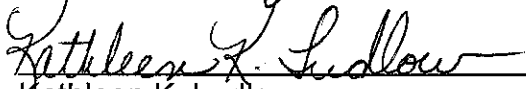


18-  
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3. Possible party wall located on the land as evidenced by Deeds of record.
4. Rights of tenants under unrecorded leases.
5. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

DATED this 1st day of August, 2005.

  
 Richard E. Ludlow

  
 Kathleen K. Ludlow

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF LAKE )

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD E. LUDLOW and KATHLEEN K. LUDLOW and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 1st day of August, 2005.

  
 Notary Public

Printed Name: Sandra L. Stiglitz



My Commission Expires: 1-21-08  
 County of Residence: Lake

This instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410