

2006 113229

2006 DEC 27 AM 10:53

WARRANTY DEED

Jax No. 03-07-0273-0003-51

THIS INDENTURE WITNESSETH, That **DAMIR KOVACIC AND JULIE KOVACIC, HUSBAND AND WIFE** GRANTORS of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **EDWARD R. BOWEN AND TRACY STIEFEL, 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 2, OAKWOOD ACRES FIRST ADDITION TO LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 47, PAGE 60, AND AS AMENDED IN CERTIFICATE OF CORRECTION RECORDED DECEMBER 2, 1977 AS INSTRUMENT NO. 442324, LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 13246 JENNINGS, CROWN POINT, INDIANA 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 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 19<sup>th</sup> day of December, 2006.

[Signature]  
DAMIR KOVACIC

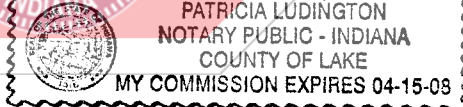
[Signature]  
JULIE KOVACIC

STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19<sup>th</sup> day of December, 2006, personally appeared: **DAMIR KOVACIC AND JULIE KOVACIC, 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: 4-15-08  
Resident of Lake County

Signature [Signature]  
Printed PATRICIA LUDINGTON 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: **EDWARD R. BOWEN AND TRACY STIEFEL** 13246 Jennings  
Send Tax Bills To: **EDWARD R. BOWEN AND TRACY STIEFEL** Crown Point, Indiana 46307

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.

[Signature]  
Signature of Preparer

[Signature]  
Name of Preparer

COUNTY TITLE COMPANY  
236270

ONLY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2006

REGINA HOLNKA MATONA  
COUNTY CLERK

026262

16-  
LP  
CM