

2007 035508

2007 MAY -1 AM 9:03

MICHAEL A. BROWN
RECORDER

Mail Tax Bills To:

Tax Key No. 009-20-13-0650-0018

4932 W 93rd Ct.

Crown Point, IN

46307

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Kyle C. Cusson and Kathleen G. Cusson, husband and wife

of Lake County in the State of Indiana

CONVEY AND WARRANT TO: Lawrence R. Harty, Jr. and Lori L. Csoka, Joint Tenants with Full Rights of Survivorship
of Lake County in the State of Indiana

for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 40 in Schererville Trace II, an Addition to Schererville, as per plat thereof, recorded in Plat Book 81, page 46, in the Office of the Recorder of Lake County, Indiana, and amended by Certificate of Corrections recorded October 30, 1996 as Document No. 96072262 and recorded November 1, 1996, as Document No. 96072971, EXCEPTING THEREFROM that part described as follows: Beginning at the Southerly most corner of Lot 40, said point being the place of beginning; thence North 44 degrees 29 minutes 40 seconds West, along the Southwesterly line of said Lot 40, a distance of 38.24 feet to a point of intersection with a tangent curve, concave Southwesterly, having a radius of 60.00 feet and a central angle of 9 degrees 21 minutes 42 seconds; thence Northwesterly along the arc of said curve, a distance of 9.80 feet; thence North 45 degrees 30 minutes 20 seconds East, a distance of 173.23 feet to a point on the East line of said Lot 40; thence South 00 degrees 10 minutes 20 seconds West, along the East line of said Lot 40, a distance of 67.49 feet; thence South 45 degrees 30 minutes 20 seconds West along the Southwesterly line of said Lot 40, a distance of 125.00 feet to the place of beginning.

Commonly known as: 4932 West 93rd Court, Crown Point, Indiana
Subject To:

1. Taxes for 2006 payable 2007 and subsequent years.
2. Covenants, conditions, and restrictions contained in the plat of Schererville Trace II, recorded in Plat Book 81 page 46.
3. Common law party wall rights in and to a wall over and along the common line of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements for ditches, drains, laterals, and drain tile, if any.
6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 27 2007

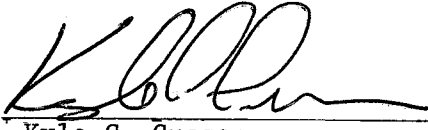
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
021158

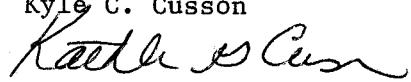
\$18
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CA

the premises.

7. Highways, easements, right-of-ways, and restrictions of record, if any.

Dated this 25th day of April, 2007.



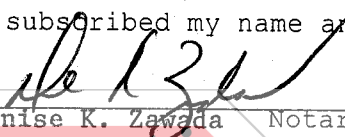
Kyle C. Cusson


Kathleen G. Cusson

STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of April, 2007 personally appeared: Kyle C. Cusson & Kathleen G. Cusson acknowledged the execution of the foregoing Warranty Deed.

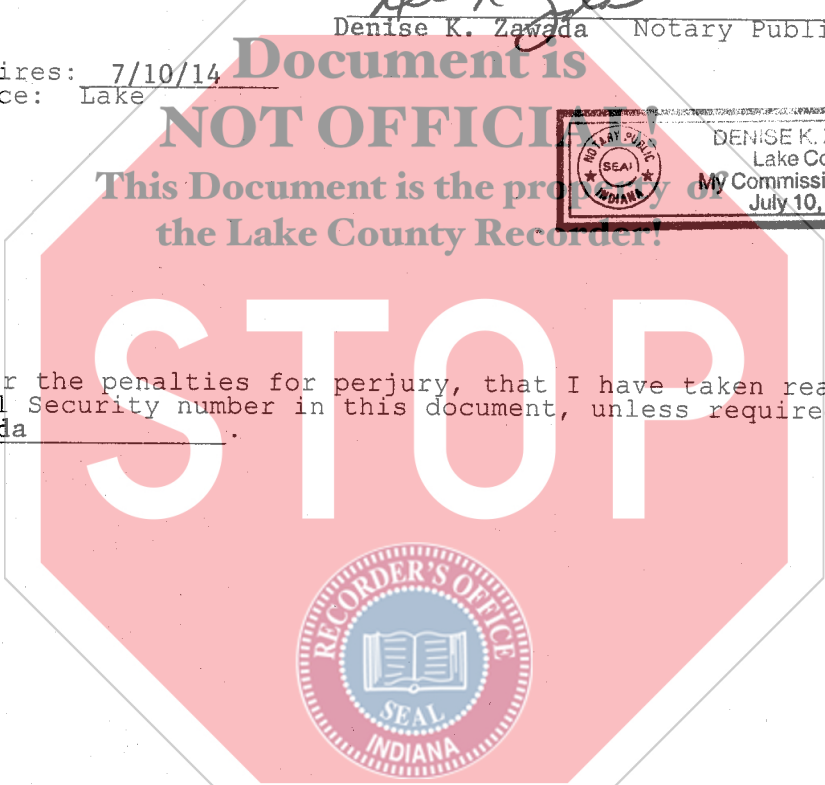
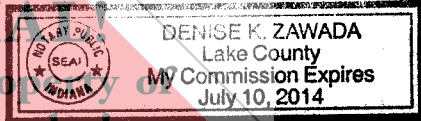
In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Denise K. Zawada Notary Public

My Commission Expires: 7/10/14
County of Residence: Lake

Document is NOT OFFICIAL
This Document is the property of the Lake County Recorder!



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law
Denise K. Zawada

THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH, Attorney at Law
3235 - 45th Street, Suite 304
Highland, Indiana 46322
219/922-4141

deed\cusson