

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 042043

2007 MAY 23 AM 9:07

Mail: Tax Statements to:
47 Inverness Lane
Schererville, IN 46375

MICHAEL A. DROWE
Recorder
RE Tax Key No.:
20-13-035-0005

WARRANTY DEED

This indenture witnesseth that AGNES SULLIVAN, Grantor, of Lake County, in the State of Indiana, conveys and warrants to CHARLES NAGY and ROSE ANN NAGY, husband and wife, of Lake County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Apartment Unit 47, Inverness Lane, Schererville, Indiana in Country Club Condominiums of Briar Ridge, a Horizontal Property Regime as per Declaration recorded September 2, 1983 as Document No. 723905, and amended by First Amendment thereto recorded May 1, 1984 as Document No. 754876 in the Office of the Recorder of Lake County, Indiana.

Together with an undivided interest in the common area and facilities appertaining thereto.

commonly known as: 47 Inverness Lane, Schererville, IN 46375

SUBJECT TO:

Special assessments, if any, and general real estate taxes for the year 2006 payable in 2007 and all subsequent years.

Roads, highways, rights of way, streets and alleys.

Easements, covenants, conditions, limitations and restrictions including building line restrictions of any instrument of record affecting the use or occupancy of said real estate.

Terms, covenants, conditions, restrictions and limitations set out in the Declaration and by-laws of Country Club Condominiums of Briar Ridge recorded September 2, 1983 as Document No. 723905 and amended by First Amendment recorded May 1, 1984 as Document No. 754876, together with the duties and obligations arising out of membership in and the powers of the Country Club Condominiums of Briar Ridge Association, Inc.

Assessments levied by the association as set out in the Declaration recorded September 2, 1983 as Document No. 723905 which

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 21 2007

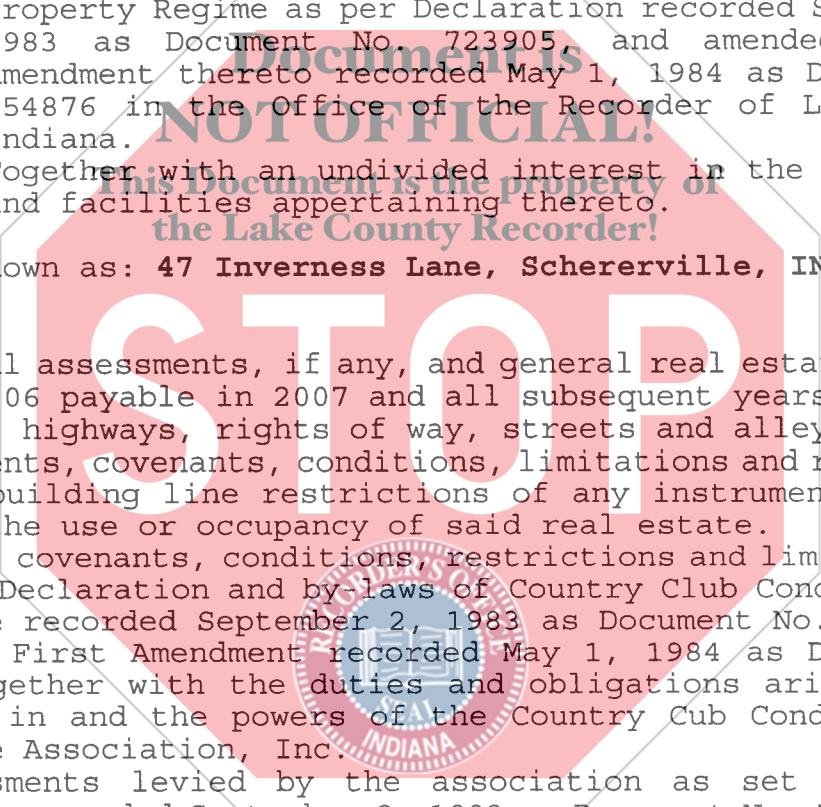
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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

REGION TITLE
TICOR TITLE - HIGHLAND

704060RT

006614



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CA

assessment are a lien on the apartment unit and all appurtenances prior to all other liens, except tax liens and first mortgage of record.

Notice of violations of the Declaration of Condominium for Country Club Condominiums of Briar Ridge dated December 28, 1999 and recorded December 28, 1999 as Document No. 99107810

In Witness Whereof, Agnes Sullivan has executed this Warranty Deed this 14th day of May, 2007.

Agnes Sullivan

AGNES SULLIVAN

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for said County and State, on this 14th day of May, 2007, personally appeared Agnes Sullivan and acknowledged the execution of the foregoing Warranty Deed.

In Witness Whereof, I have subscribed my name and affixed my official seal.

G. Edward McHie
G. Edward McHie, Notary Public

My Commission Expires: 4-11-08

County of Residence: Lake

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.

G. Edward McHie

This Warranty Deed was prepared by G. Edward McHie, Attorney at Law, 53 Muenich Court, Hammond, IN 46320

AFTER RECORDING, RETURN TO: